





001 05 Beacon Square Villas

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.630</b>	4	0.630
2023	0.661		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 001 05 0001 000	20298 BEACON WAY	05/18/2021	25-PARTIAL CONSTRUCTION	\$585,000	\$165,400	28.27	\$646,020	\$150,000	\$435,000	\$750,408	0.580	2,997	\$145.15	5.0977	2.00 STORY
77 001 05 0002 000	20282 BEACON WAY	02/28/2022	03-ARM'S LENGTH	\$590,000	\$286,200	48.51	\$617,983	\$150,000	\$440,000	\$707,992	0.621	2,787	\$157.88	0.9186	2.00 STORY
77 001 05 0003 000	20266 BEACON WAY	03/21/2022	03-ARM'S LENGTH	\$630,000	\$286,200	45.43	\$620,430	\$150,000	\$480,000	\$711,694	0.674	2,787	\$172.23	4.3786	2.00 STORY
77 001 05 0006 000	20202 BEACON WAY	05/28/2021	03-ARM'S LENGTH	\$570,000	\$269,300	47.25	\$579,063	\$150,000	\$420,000	\$649,111	0.647	2,459	\$170.80	1.6377	2.00 STORY
<b>Totals:</b>				<b>\$2,375,000</b>	<b>\$1,007,100</b>		<b>\$2,463,496</b>		<b>\$1,775,000</b>	<b>\$2,819,205</b>			<b>\$161.51</b>		<b>0.1052</b>
						<b>Sale. Ratio =&gt;</b>	<b>42.40</b>			<b>E.C.F. =&gt;</b>	<b>0.630</b>	<b>Std. Deviation:</b>		<b>0.040284048</b>	
						<b>Std. Dev. =&gt;</b>	<b>9.48</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.631</b>	<b>Ave. Variance:</b>		<b>3.0081</b>	<b>Coefficient of Var=&gt;</b> <b>4.769806507</b>

015XX Bella Vista-Creekside

	Final ECF	# of Sales	Rec ECF
2024	0.990	4	0.990
2023	0.927		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq	Appr. Date	r	Parcels in Land Table	roperty Clau	ilding Dep
77 034 05 0013 000	18958 BELLA VISTA CT	06/28/2022	03-ARM'S LENGTH	\$1,645,000	\$824,700	50.13	\$1,773,948	\$462,212	26%	\$1,182,788	\$1,415,033	0.836	6,269	\$188.67	'015XX	17.8144	2.00 STORY		\$457,000	No	/ /		STA-SADDI	401	75
77 037 06 0003 000	44240 VERONA LN	10/21/2022	03-ARM'S LENGTH	\$2,150,000	\$862,600	40.12	\$1,952,671	\$363,000	19%	\$1,787,000	\$1,463,785	1.221	5,666	\$315.39	'03706	20.6790	2.00 STORY		\$363,000	No	/ /		:RONA PAF	401	91
77 037 06 0004 000	44104 VERONA LN	10/27/2021	03-ARM'S LENGTH	\$1,710,000	\$696,900	40.75	\$1,589,026	\$383,197	24%	\$1,326,803	\$1,110,339	1.195	4,105	\$323.22	'03706	18.0936	2.00 STORY		\$363,000	No	/ /		:RONA PAF	401	86
77 037 06 0009 000	44255 VERONA LN	09/07/2021	03-ARM'S LENGTH	\$2,200,000	\$1,193,800	54.26	\$2,730,908	\$683,185	25%	\$1,516,815	\$1,885,564	0.804	6,120	\$247.85	'03706	20.9582	2.00 STORY		\$635,250	No	/ /		:RONA PAF	401	84
<b>Totals:</b>				<b>\$7,705,000</b>	<b>\$3,578,000</b>		<b>\$8,046,553</b>		<b>23%</b>	<b>\$5,813,406</b>	<b>\$5,874,721</b>			<b>\$268.78</b>		<b>2.4454</b>									
				<b>Sale. Ratio =&gt;</b>	<b>46.44</b>						<b>E.C.F. =&gt;</b>	<b>0.990</b>		<b>Std. Deviation=&gt;</b>	<b>0.22446962</b>										
				<b>Std. Dev. =&gt;</b>	<b>7.00</b>						<b>Ave. E.C.F. =&gt;</b>	<b>1.014</b>		<b>Ave. Variance=&gt;</b>	<b>19.3863</b>		<b>Coefficient of Var=&gt;</b>	<b>19.11831082</b>							



023 02 Belmont Park

	Final ECF	# of Sales	Rec ECF
2024	0.690	1	0.613
2023	0.791		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 023 02 0018 000	50960 BELMONT PARK CT	05/10/2021	03-ARM'S LENGTH	\$625,000	\$284,800	45.57	\$752,763	\$185,301	25%	\$439,699	\$717,398	0.613	3,130	\$140.48	0.0000	2.00 STORY
<b>Totals:</b>				<b>\$625,000</b>	<b>\$284,800</b>		<b>\$752,763</b>			<b>\$439,699</b>	<b>\$717,398</b>			<b>\$140.48</b>		<b>0.0000</b>
						<b>Sale. Ratio =&gt;</b>	<b>45.57</b>			<b>E.C.F. =&gt;</b>	<b>0.613</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>		
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.613</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

**043 03 Bentons Corner**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.700</b>	1	0.687
2023	0.770		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 043 03 0004 000	42552 WATERFORD RD	07/29/2021	03-ARM'S LENGTH	\$435,000	\$194,500	44.71	\$469,919	\$145,000	31%	\$290,000	\$421,972	0.687	2,619	\$110.73	'04303	0.0000	2.00 STORY
<b>Totals:</b>				<b>\$435,000</b>	<b>\$194,500</b>		<b>\$469,919</b>			<b>\$290,000</b>	<b>\$421,972</b>			<b>\$110.73</b>		<b>0.0000</b>	
						<b>Sale. Ratio =&gt;</b>	<b>44.71</b>			<b>E.C.F. =&gt;</b>	<b>0.687</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>			
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.687</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>		<b>0</b>

**029 03 Blue Heron Pointe Condos**

2023	2024	Final ECF	Rec ECF	Total # of Sales
1 Sty - 1.25 Sty 1.413	1 Sty - 1.25 Sty	1.617	1.617	5
1.5 Sty 1.650	1.5 Sty	1.745	1.745	7
2 Sty 1.375	2 Sty	1.400	1.400	6

1 Sty - 1.25 Sty

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	
77 029 03 0024 000	18157 E BLUE HERON DR	07/23/2021	03-ARM'S LENGTH	\$475,500	\$242,800	51.06	\$511,616	\$117,869	23%	\$357,631	\$278,660	1.283	1,865	32.7338	1.00 STORY
77 029 03 0088 000	18078 W BLUE HERON DR	06/23/2022	03-ARM'S LENGTH	\$752,000	\$301,700	40.12	\$674,765	\$148,722	22%	\$603,278	\$318,813	1.892	2,369	28.1530	1.50 STORY
77 029 03 0089 000	18190 W BLUE HERON DR	04/11/2023	03-ARM'S LENGTH	\$642,000	\$255,700	39.83	\$551,606	\$148,825	27%	\$493,175	\$285,053	1.730	1,876	11.9384	1.00 STORY
77 029 03 0093 000	18202 W BLUE HERON DR	03/24/2022	03-ARM'S LENGTH	\$581,000	\$248,100	42.70	\$558,257	\$146,800	26%	\$434,200	\$291,193	1.491	1,865	11.9626	1.00 STORY
77 029 03 0127 000	18207 W BLUE HERON DR	02/03/2023	03-ARM'S LENGTH	\$525,000	\$213,400	40.65	\$464,819	\$116,000	25%	\$409,000	\$246,864	1.657	1,865	4.6050	1.00 STORY
<b>Totals:</b>				<b>\$2,975,500</b>	<b>\$1,261,700</b>		<b>\$2,761,063</b>		<b>25%</b>	<b>\$2,297,284</b>	<b>\$1,420,583</b>			<b>0.6409</b>	
						<b>Sale. Ratio =&gt;</b>	<b>42.40</b>			<b>E.C.F. =&gt;</b>	<b>1.617</b>	<b>Std. Deviation=&gt;</b>		<b>0.232965809</b>	
						<b>Std. Dev. =&gt;</b>	<b>4.71</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.611</b>	<b>Ave. Variance=&gt;</b>		<b>17.8785</b>	<b>Coefficient of Var=&gt; 11.09962392</b>

1.50 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	
77 029 03 0009 000	18367 E BLUE HERON DR	09/30/2022	03-ARM'S LENGTH	\$700,000	\$315,500	45.07	\$669,598	\$112,000	17%	\$588,000	\$337,938	1.740	2,369	0.6532	1.50 STORY
77 029 03 0013 000	18311 E BLUE HERON DR	12/12/2022	03-ARM'S LENGTH	\$755,500	\$304,000	40.24	\$644,428	\$113,328	18%	\$642,172	\$321,878	1.995	2,369	24.8583	1.50 STORY
77 029 03 0056 000	18281 BLUE HERON POINTE	05/16/2022	03-ARM'S LENGTH	\$625,000	\$311,700	49.87	\$661,272	\$112,000	17%	\$513,000	\$332,892	1.541	2,369	20.5456	1.50 STORY
77 029 03 0088 000	18078 W BLUE HERON DR	06/23/2022	03-ARM'S LENGTH	\$752,000	\$301,700	40.12	\$674,765	\$148,722	22%	\$603,278	\$318,813	1.892	2,369	14.5767	1.50 STORY
77 029 03 0097 000	18274 W BLUE HERON DR	04/30/2021	03-ARM'S LENGTH	\$617,500	\$287,300	46.53	\$654,009	\$112,000	17%	\$505,500	\$328,490	1.539	2,369	20.7636	1.50 STORY
77 029 03 0109 000	18362 W BLUE HERON DR	10/10/2022	03-ARM'S LENGTH	\$755,000	\$306,400	40.58	\$683,797	\$146,800	21%	\$608,200	\$325,452	1.869	2,369	12.2290	1.50 STORY
77 029 03 0136 000	47559 BLUE HERON CT	12/07/2022	03-ARM'S LENGTH	\$708,750	\$317,300	44.77	\$708,920	\$170,000	24%	\$538,750	\$326,618	1.649	2,369	9.7016	1.50 STORY
<b>Totals:</b>				<b>\$4,913,750</b>	<b>\$2,143,900</b>		<b>\$4,696,789</b>		<b>19%</b>	<b>\$3,998,900</b>	<b>\$2,292,081</b>			<b>0.1837</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.63</b>			<b>E.C.F. =&gt;</b>	<b>1.745</b>	<b>Std. Deviation=&gt;</b>		<b>0.179246451</b>	
						<b>Std. Dev. =&gt;</b>	<b>3.73</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.746</b>	<b>Ave. Variance=&gt;</b>		<b>14.7611</b>	<b>Coefficient of Var=&gt; 8.451851709</b>

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	Dev. by Mean (%)	Building Style	
77 029 03 0014 000	18297 E BLUE HERON DR	05/21/2021	03-ARM'S LENGTH	\$490,000	\$241,000	49.18	\$520,233	\$112,000	22%	\$378,000	\$296,896	1.273	2,310	12.5381	2.00 STORY
77 029 03 0090 000	18186 W BLUE HERON DR	03/16/2023	03-ARM'S LENGTH	\$600,000	\$239,000	39.83	\$554,119	\$146,800	26%	\$453,200	\$296,232	1.530	2,310	13.1327	2.00 STORY
77 029 03 0094 000	18206 W BLUE HERON DR	05/13/2021	03-ARM'S LENGTH	\$555,000	\$240,700	43.37	\$555,091	\$146,800	26%	\$408,200	\$296,938	1.375	2,310	2.3857	2.00 STORY
77 029 03 0118 000	18508 W BLUE HERON DR	09/22/2021	03-ARM'S LENGTH	\$550,000	\$241,700	43.95	\$555,989	\$146,800	26%	\$403,200	\$297,592	1.355	2,310	4.3679	2.00 STORY
77 029 03 0118 000	18508 W BLUE HERON DR	12/27/2022	03-ARM'S LENGTH	\$630,000	\$240,400	38.16	\$555,989	\$146,800	26%	\$483,200	\$297,592	1.624	2,310	22.5145	2.00 STORY
77 029 03 0119 000	18504 W BLUE HERON DR	10/25/2021	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$540,040	\$146,800	27%	\$353,200	\$285,992	1.235	2,310	16.3555	2.00 STORY
<b>Totals:</b>				<b>\$3,325,000</b>	<b>\$1,437,600</b>		<b>\$3,281,461</b>		<b>26%</b>	<b>\$2,479,000</b>	<b>\$1,771,242</b>			<b>0.1028</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.24</b>			<b>E.C.F. =&gt;</b>	<b>1.400</b>	<b>Std. Deviation=&gt;</b>		<b>0.150256412</b>	
						<b>Std. Dev. =&gt;</b>	<b>4.16</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.399</b>	<b>Ave. Variance=&gt;</b>		<b>11.8824</b>	<b>Coefficient of Var=&gt; 8.496212989</b>



**05702 Brooklane Ridge**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.740</b>	6	0.740
2023	0.730		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 057 02 0023 000	44245 GREENVIEW LN	02/21/2023	03-ARM'S LENGTH	\$800,000	\$328,100	41.01	\$716,687	\$269,149	38%	\$530,851	\$710,377	0.747	3,544	\$149.79	0.7039	2.00 STORY
77 057 02 0030 000	16981 BROOKLANE BLVD	06/15/2021	03-ARM'S LENGTH	\$605,000	\$249,200	41.19	\$544,881	\$194,631	36%	\$410,369	\$555,952	0.738	2,728	\$150.43	0.2104	2.00 STORY
77 057 02 0032 000	16947 BROOKLANE BLVD	08/19/2022	03-ARM'S LENGTH	\$695,000	\$289,300	41.63	\$626,940	\$198,657	32%	\$496,343	\$679,814	0.730	3,644	\$136.21	1.0126	2.00 STORY
77 057 02 0033 000	16939 BROOKLANE BLVD	06/08/2023	03-ARM'S LENGTH	\$740,000	\$318,500	43.04	\$625,413	\$191,636	31%	\$548,364	\$688,534	0.796	2,828	\$193.91	5.6181	2.00 STORY
77 057 02 0096 000	16659 BROOKLANE BLVD	10/29/2021	03-ARM'S LENGTH	\$681,000	\$288,300	42.33	\$620,950	\$169,083	27%	\$511,917	\$717,249	0.714	3,275	\$156.31	2.6519	2.00 STORY
77 057 02 0101 000	16555 BROOKLANE BLVD	07/12/2021	03-ARM'S LENGTH	\$701,000	\$295,800	42.20	\$639,348	\$186,510	29%	\$514,490	\$718,790	0.716	3,552	\$144.85	2.4470	2.00 STORY
<b>Totals:</b>				<b>\$4,222,000</b>	<b>\$1,769,200</b>		<b>\$3,774,219</b>		<b>32%</b>	<b>\$3,012,334</b>	<b>\$4,070,716</b>			<b>\$155.25</b>		<b>0.0241</b>
					<b>Sale. Ratio =&gt;</b>	<b>41.90</b>				<b>E.C.F. =&gt;</b>	<b>0.740</b>		<b>Std. Deviation</b>	<b>0.030380235</b>		
				<b>\$703,667</b>	<b>Std. Dev. =&gt;</b>	<b>0.77</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.740</b>		<b>Ave. Variance:</b>	<b>2.1073</b>	<b>Coefficient of Var=&gt;</b>	<b>2.84678522</b>

**049 04 Brookstone Village**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.870</b>	5	0.870
2023	0.753		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 04 0023 000	40135 BEXLEY WAY	07/23/2021	03-ARM'S LENGTH	\$655,000	\$255,400	38.99	\$574,065	\$135,000	24%	\$520,000	\$583,087	0.892	3,338	\$155.78	2.2977	2.00 STORY	
77 047 03 0002 000	18060 W NORTHVILLE TRL	10/22/2021	03-ARM'S LENGTH	\$490,000	\$215,700	44.02	\$512,132	\$115,981	23%	\$374,019	\$425,511	0.879	2,594	\$144.19	87.8988	2.00 STORY	
77 047 03 0021 000	17680 E NORTHVILLE TRL	09/16/2021	03-ARM'S LENGTH	\$573,000	\$246,800	43.07	\$619,120	\$160,632	26%	\$412,368	\$492,468	0.837	2,919	\$141.27	83.7350	2.00 STORY	
77 047 03 0073 000	40541 N NORTHVILLE TRL	04/22/2021	03-ARM'S LENGTH	\$513,000	\$231,600	45.15	\$555,074	\$103,827	19%	\$409,173	\$484,690	0.844	2,765	\$147.98	84.4195	2.00 STORY	
77 049 04 0023 000	40135 BEXLEY WAY	07/23/2021	03-ARM'S LENGTH	\$655,000	\$255,400	38.99	\$574,065	\$135,000	24%	\$520,000	\$583,087	0.892	3,338	\$155.78	89.1805	2.00 STORY	
<b>Totals:</b>				<b>\$2,886,000</b>	<b>\$1,204,900</b>		<b>\$2,834,456</b>		<b>23%</b>	<b>\$2,235,560</b>	<b>\$2,568,843</b>			<b>\$149.00</b>		<b>0.1431</b>	
						<b>Sale. Ratio =&gt;</b>	<b>41.75</b>					<b>E.C.F. =&gt;</b>	<b>0.870</b>	<b>Std. Deviation=&gt;</b>	<b>0.026252475</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.88</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.869</b>	<b>Ave. Variance=&gt;</b>	<b>69.5063</b>	<b>Coefficient of Var=&gt;</b>	<b>80</b>

042 01 Cascades of Northville

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.852</b>	5	0.852
2023	0.826		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 042 01 0032 000	18249 CASCADE DR	04/28/2021	03-ARM'S LENGTH	\$610,000	\$267,700	43.89	\$625,408	\$157,694	25%	\$452,306	\$566,239	0.799	2,477	\$182.60	4.8739	1.00 STORY
77 042 01 0047 000	18072 CASCADE DR	01/27/2023	03-ARM'S LENGTH	\$625,000	\$288,000	46.08	\$616,001	\$137,256	22%	\$487,744	\$579,594	0.842	2,735	\$178.33	0.6002	2.00 STORY
77 042 01 0050 000	18114 CASCADE DR	01/14/2022	03-ARM'S LENGTH	\$575,000	\$275,400	47.90	\$590,799	\$148,858	25%	\$426,142	\$535,037	0.796	2,771	\$153.79	5.1057	2.00 STORY
77 042 01 0053 000	18162 CASCADE DR	03/02/2023	03-ARM'S LENGTH	\$717,000	\$312,000	43.51	\$668,498	\$152,974	23%	\$564,026	\$624,121	0.904	3,358	\$167.96	5.6184	2.00 STORY
77 042 01 0062 000	18270 CASCADE DR	08/01/2022	03-ARM'S LENGTH	\$780,000	\$337,800	43.31	\$728,772	\$133,987	18%	\$646,013	\$720,078	0.897	3,541	\$182.44	4.9614	2.00 STORY
<b>Totals:</b>				<b>\$3,307,000</b>	<b>\$1,480,900</b>		<b>\$3,229,478</b>		<b>23%</b>	<b>\$2,576,231</b>	<b>\$3,025,069</b>			<b>\$173.03</b>		<b>0.4098</b>
						<b>Sale. Ratio =&gt;</b>	<b>44.78</b>			<b>E.C.F. =&gt;</b>	<b>0.852</b>	<b>Std. Deviation=&gt;</b>		<b>0.051566682</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.99</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.848</b>	<b>Ave. Variance=&gt;</b>		<b>4.2319</b>	<b>Coefficient of Var=&gt; 4.993237482</b>	

**007 01 Corlina of Northville Condos**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.777</b>	3	0.777
2023	0.713		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 007 01 0001 000	42488 CORLINA DR	12/17/2021	03-ARM'S LENGTH	\$308,000	\$140,200	45.52	\$306,993	\$77,500	25%	\$230,500	\$321,869	0.716	1,800	\$128.06	5.7193	2.00 STORY	
77 007 01 0009 000	42424 CORLINA DR	10/12/2021	03-ARM'S LENGTH	\$306,000	\$140,200	45.82	\$306,993	\$77,500	25%	\$228,500	\$321,869	0.710	1,800	\$126.94	6.3407	2.00 STORY	
77 007 01 0017 000	42477 CORLINA DR	04/28/2022	03-ARM'S LENGTH	\$392,000	\$151,700	38.70	\$328,348	\$77,500	24%	\$314,500	\$351,820	0.894	1,800	\$174.72	12.0600	2.00 STORY	
<b>Totals:</b>				<b>\$1,006,000</b>	<b>\$432,100</b>		<b>\$942,334</b>		<b>25%</b>	<b>\$773,500</b>	<b>\$995,558</b>			<b>\$143.24</b>	<b>0.3628</b>		
						<b>Sale. Ratio =&gt;</b>	<b>42.95</b>					<b>E.C.F. =&gt;</b>	<b>0.777</b>	<b>Std. Deviation=</b>	<b>0.10448888</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.03</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.773</b>	<b>Ave. Variance=</b>	<b>8.0400</b>	<b>Coefficient of Var=&gt;</b>	<b>10.3966922</b>

050 14 Country Club Enclave

	Final ECF	# of Sales	Rec ECF
2024	1.097	3	1.097
2023	1.030		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 050 13 0312 000	16109 HOMESTEAD CIR	06/27/2022	03-ARM'S LENGTH	\$485,000	\$195,200	40.25	\$438,495	\$135,000	31%	\$350,000	\$294,655	1.188	2,656	\$131.78	9.0577	2.00 STORY	
77 050 13 0319 000	16047 HOMESTEAD CIR	09/03/2021	03-ARM'S LENGTH	\$435,000	\$187,900	43.20	\$438,545	\$135,000	31%	\$300,000	\$294,703	1.018	2,656	\$112.95	7.9278	2.00 STORY	
77 050 13 0336 000	39754 DUN ROVIN DR	05/19/2022	03-ARM'S LENGTH	\$455,000	\$195,200	42.90	\$438,513	\$135,000	31%	\$320,000	\$294,672	1.086	2,660	\$120.30	1.1299	2.00 STORY	
<b>Totals:</b>				<b>\$1,375,000</b>	<b>\$578,300</b>		<b>\$1,315,553</b>		<b>31%</b>	<b>\$970,000</b>	<b>\$884,030</b>			<b>\$121.68</b>		<b>0.0005</b>	
						<b>Sale. Ratio =&gt;</b>	<b>42.06</b>					<b>E.C.F. =&gt;</b>	<b>1.097</b>	<b>Std. Deviation=&gt;</b>	<b>0.085489777</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.62</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.097</b>	<b>Ave. Variance=&gt;</b>	<b>6.0385</b>	<b>Coefficient of Var=&gt;</b>	<b>5.503290825</b>

**050 08 Country Club of Northville I (Detached)**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.073</b>	3	1.073
2023	1.060		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 050 08 0001 000	16897 COUNTRY KNOLL DR	10/29/2021	03-ARM'S LENGTH	\$425,000	\$169,500	39.88	\$411,615	\$135,000	33%	\$290,000	\$260,957	1.111	1,989	\$145.80	2.8680	1.00 STORY
77 050 08 0003 000	16549 COUNTRY KNOLL DR	01/07/2022	03-ARM'S LENGTH	\$386,000	\$182,900	47.38	\$442,703	\$135,000	30%	\$251,000	\$290,285	0.865	2,561	\$98.01	21.7947	1.50 STORY
77 050 08 0010 000	16827 COUNTRY KNOLL DR	03/07/2022	03-ARM'S LENGTH	\$460,000	\$166,900	36.28	\$405,859	\$135,000	33%	\$325,000	\$255,527	1.272	1,955	\$166.24	18.9267	1.00 STORY
<b>Totals:</b>				<b>\$1,271,000</b>	<b>\$519,300</b>		<b>\$1,260,177</b>		<b>32%</b>	<b>\$866,000</b>	<b>\$806,769</b>			<b>\$136.68</b>		<b>0.9197</b>
						<b>Sale. Ratio =&gt;</b>	<b>40.86</b>			<b>E.C.F. =&gt;</b>	<b>1.073</b>	<b>Std. Deviation=&gt;</b>		<b>0.205116223</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.66</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.083</b>	<b>Ave. Variance=&gt;</b>		<b>14.5298</b>	<b>Coefficient of Var=&gt; 13.4210202</b>	

050 13 Country Club of Northville II Breakout

	2024	Rec ECF	Sales	2023
1 Sty	1.371	1.371	10	1 Sty 1.276
1.5 Sty	1.359	1.359	3	1.5 Sty 1.150
2 Sty	1.385	1.385	10	2 Sty 1.330
			23	

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 050 13 0036 000	39653 GLENVIEW CT	03/22/2022	03-ARM'S LENGTH	\$410,000	\$162,900	39.73	\$376,547	\$95,500	25%	\$314,500	\$220,256	1.428	1,738	\$180.96	5.2928	1.00 STORY
77 050 13 0108 000	39568 VILLAGE RUN DR	09/09/2022	03-ARM'S LENGTH	\$440,000	\$173,600	39.45	\$394,394	\$95,500	24%	\$344,500	\$234,242	1.471	1,811	\$190.23	9.5745	1.00 STORY
77 050 13 0151 000	16602 DORAL DR	12/09/2022	03-ARM'S LENGTH	\$454,900	\$174,400	38.34	\$404,930	\$107,600	27%	\$347,300	\$233,017	1.490	1,738	\$199.83	11.5493	1.00 STORY
77 050 13 0206 000	39462 VILLAGE RUN DR	10/05/2022	03-ARM'S LENGTH	\$460,000	\$184,000	40.00	\$418,037	\$95,500	23%	\$364,500	\$252,771	1.442	1,753	\$207.93	6.7061	1.00 STORY
77 050 13 0219 000	39448 VILLAGE RUN DR	11/10/2021	03-ARM'S LENGTH	\$425,000	\$173,700	40.87	\$402,661	\$95,500	24%	\$329,500	\$240,721	1.369	1,811	\$181.94	0.6151	1.00 STORY
77 050 13 0222 000	39442 VILLAGE RUN DR	09/27/2021	03-ARM'S LENGTH	\$425,000	\$184,300	43.36	\$427,492	\$95,500	22%	\$329,500	\$260,181	1.266	1,738	\$189.59	10.8530	1.00 STORY
77 050 13 0240 000	39723 MUIRFIELD LN	03/10/2023	03-ARM'S LENGTH	\$445,000	\$189,700	42.63	\$439,636	\$107,600	24%	\$337,400	\$260,216	1.297	1,970	\$171.27	7.8341	1.00 STORY
77 050 13 0249 000	39693 MUIRFIELD LN	02/22/2023	03-ARM'S LENGTH	\$478,000	\$190,900	39.94	\$442,263	\$107,600	24%	\$370,400	\$262,275	1.412	1,970	\$188.02	3.7302	1.00 STORY
77 050 13 0257 000	39671 MUIRFIELD LN	03/25/2022	03-ARM'S LENGTH	\$439,000	\$186,900	42.57	\$445,674	\$107,600	24%	\$331,400	\$264,948	1.251	1,970	\$168.22	12.4144	1.00 STORY
77 050 13 0271 000	39636 MUIRFIELD LN	09/16/2022	03-ARM'S LENGTH	\$452,020	\$189,700	41.97	\$439,636	\$107,600	24%	\$344,420	\$260,216	1.324	1,970	\$174.83	5.1363	1.00 STORY
<b>Totals:</b>				<b>\$4,428,920</b>	<b>\$1,810,100</b>		<b>\$4,191,270</b>		<b>24%</b>	<b>\$3,413,420</b>	<b>\$2,488,843</b>			<b>\$185.28</b>		<b>0.3467</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.87</b>				<b>E.C.F. =&gt;</b>	<b>1.371</b>		<b>Std. Deviation=&gt;</b>	<b>0.086409688</b>		
				<b>\$442,892</b>	<b>Std. Dev. =&gt;</b>	<b>1.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.375</b>		<b>Ave. Variance=&gt;</b>	<b>7.3706</b>	<b>Coefficient of Var=&gt;</b>	<b>5.360602756</b>

1.50 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 049 05 0019 000	39657 SOUTHWIND LN	04/19/2021	03-ARM'S LENGTH	\$425,000	\$201,500	47.41	\$457,256	\$95,500	21%	\$329,500	\$258,397	1.275	2,174	\$151.56	8.5361	1.50 STORY
77 049 05 0036 000	39695 DUN ROVIN DR	08/20/2021	03-ARM'S LENGTH	\$435,000	\$192,800	44.32	\$437,342	\$95,500	22%	\$339,500	\$244,172	1.390	2,174	\$156.16	2.9882	1.50 STORY
77 049 05 0062 000	39611 DUN ROVIN DR	04/07/2023	03-ARM'S LENGTH	\$441,250	\$210,100	47.61	\$437,342	\$95,500	22%	\$345,750	\$244,172	1.416	2,174	\$159.04	5.5479	1.50 STORY
<b>Totals:</b>				<b>\$1,301,250</b>	<b>\$604,400</b>		<b>\$1,331,940</b>		<b>22%</b>	<b>\$1,014,750</b>	<b>\$746,741</b>			<b>\$155.59</b>		<b>0.1626</b>
					<b>Sale. Ratio =&gt;</b>	<b>46.45</b>				<b>E.C.F. =&gt;</b>	<b>1.359</b>		<b>Std. Deviation=&gt;</b>	<b>0.075024806</b>		
					<b>Std. Dev. =&gt;</b>	<b>1.85</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.361</b>		<b>Ave. Variance=&gt;</b>	<b>5.6908</b>	<b>Coefficient of Var=&gt;</b>	<b>4.182748218</b>

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 050 13 0006 000	16896 COUNTRY KNOLL DR	10/07/2022	03-ARM'S LENGTH	\$440,000	\$180,500	41.02	\$436,235	\$95,500	22%	\$344,500	\$256,191	1.345	2,197	\$156.80	3.9520	2.00 STORY
77 050 13 0007 000	16862 COUNTRY KNOLL DR	08/02/2021	03-ARM'S LENGTH	\$407,000	\$170,900	41.99	\$417,940	\$95,500	23%	\$311,500	\$242,436	1.285	2,286	\$136.26	9.9345	2.00 STORY
77 050 13 0024 000	39812 GLENVIEW CT	05/06/2021	03-ARM'S LENGTH	\$410,000	\$157,500	38.41	\$384,077	\$95,500	25%	\$314,500	\$216,975	1.449	1,963	\$160.21	6.5256	2.00 STORY
77 050 13 0038 000	39745 GLENVIEW CT	07/27/2021	03-ARM'S LENGTH	\$390,000	\$157,500	40.38	\$384,077	\$95,500	25%	\$294,500	\$216,975	1.357	1,963	\$150.03	2.6921	2.00 STORY
77 050 13 0067 000	16454 COUNTRY KNOLL DR	07/08/2022	03-ARM'S LENGTH	\$455,000	\$179,100	39.36	\$432,449	\$95,500	22%	\$359,500	\$253,345	1.419	2,286	\$157.26	3.4794	2.00 STORY
77 050 13 0071 000	39752 EAGLE TRACE DR	06/25/2021	03-ARM'S LENGTH	\$444,000	\$174,100	39.21	\$444,783	\$95,500	21%	\$348,500	\$262,618	1.327	2,286	\$152.45	5.7197	2.00 STORY
77 050 13 0078 000	16420 COUNTRY KNOLL DR	05/11/2021	03-ARM'S LENGTH	\$402,500	\$157,700	39.18	\$396,177	\$107,600	27%	\$294,900	\$216,975	1.359	1,963	\$150.23	2.5077	2.00 STORY
77 050 13 0082 000	16284 COUNTRY KNOLL DR	08/31/2021	03-ARM'S LENGTH	\$400,000	\$157,700	39.43	\$396,177	\$107,600	27%	\$292,400	\$216,975	1.348	1,963	\$148.96	3.6599	2.00 STORY
77 050 13 0110 000	39574 VILLAGE RUN DR	08/08/2022	03-ARM'S LENGTH	\$470,000	\$178,400	37.96	\$430,919	\$95,500	22%	\$374,500	\$252,194	1.485	2,286	\$163.82	10.0748	2.00 STORY
77 050 13 0133 000	39575 VILLAGE RUN DR	06/30/2022	03-ARM'S LENGTH	\$485,000	\$182,600	37.65	\$449,504	\$107,600	24%	\$377,400	\$257,070	1.468	2,286	\$165.09	8.3863	2.00 STORY
<b>Totals:</b>				<b>\$4,303,500</b>	<b>\$1,696,000</b>		<b>\$4,172,338</b>		<b>24%</b>	<b>\$3,312,200</b>	<b>\$2,391,754</b>			<b>\$154.11</b>		<b>0.0621</b>
					<b>Sale. Ratio =&gt;</b>	<b>39.41</b>				<b>E.C.F. =&gt;</b>	<b>1.385</b>		<b>Std. Deviation=&gt;</b>	<b>0.066706556</b>		
				<b>\$430,350</b>	<b>Std. Dev. =&gt;</b>	<b>1.35</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.384</b>		<b>Ave. Variance=&gt;</b>	<b>5.6932</b>	<b>Coefficient of Var=&gt;</b>	<b>4.112927664</b>

**049 05 Country Club of Northville III (Duplexes)**

	2023	Sales		2024	Rec ECF
1 Sty	1.384	5	<b>1 Sty</b>	<b>1.545</b>	1.545
1.5 Sty	1.400	4	<b>1.5 Sty</b>	<b>1.386</b>	1.386
2 Sty	1.400	5	<b>2 Sty</b>	<b>1.464</b>	1.464
Total		14			

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 049 05 0080 000	39550 DUN ROVIN DR	07/29/2022	03-ARM'S LENGTH	\$391,000	\$158,800	40.61	\$371,213	\$107,600	29%	\$283,400	\$190,471	1.488	1,252	\$226.36	5.6806	1.00 STORY
77 049 05 0091 000	39460 EDGEWATER DR	10/14/2022	03-ARM'S LENGTH	\$420,000	\$160,200	38.14	\$374,167	\$107,600	29%	\$312,400	\$192,606	1.622	1,341	\$232.96	7.7267	1.00 STORY
77 049 05 0098 000	39492 EDGEWATER DR	06/29/2022	03-ARM'S LENGTH	\$450,000	\$166,900	37.09	\$389,359	\$107,600	28%	\$342,400	\$203,583	1.682	1,485	\$230.57	13.7173	1.00 STORY
77 049 05 0141 000	16350 FOREST LAKE DR	06/09/2022	03-ARM'S LENGTH	\$400,000	\$164,200	41.05	\$383,359	\$107,600	28%	\$292,400	\$199,247	1.468	1,341	\$218.05	7.7171	1.00 STORY
77 049 05 0166 000	39462 CHAMPION CT	09/21/2021	03-ARM'S LENGTH	\$390,000	\$162,900	41.77	\$373,863	\$95,500	26%	\$294,500	\$201,129	1.464	1,229	\$239.63	8.0462	1.00 STORY
<b>Totals:</b>				<b>\$2,051,000</b>	<b>\$813,000</b>		<b>\$1,891,961</b>		<b>28%</b>	<b>\$1,525,100</b>	<b>\$987,036</b>			<b>\$229.51</b>		<b>0.0434</b>
						<b>Sale. Ratio =&gt;</b>	<b>39.64</b>			<b>E.C.F. =&gt;</b>	<b>1.545</b>	<b>Std. Deviation=&gt;</b>		<b>0.100552373</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.01</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.545</b>	<b>Ave. Variance=&gt;</b>		<b>8.5776</b>	<b>Coefficient of Var=&gt; 5.552932762</b>	

1.50 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 049 05 0019 000	39657 SOUTHWIND LN	04/19/2021	03-ARM'S LENGTH	\$425,000	\$201,500	47.41	\$457,256	\$95,500	21%	\$329,500	\$258,397	1.275	2,174	\$151.56	11.2285	1.50 STORY
77 049 05 0036 000	39695 DUN ROVIN DR	08/20/2021	03-ARM'S LENGTH	\$435,000	\$192,800	44.32	\$437,342	\$95,500	22%	\$339,500	\$244,172	1.390	2,174	\$156.16	0.2958	1.50 STORY
77 049 05 0043 000	39679 DUN ROVIN DR	04/24/2023	03-ARM'S LENGTH	\$454,000	\$210,100	46.28	\$437,342	\$95,500	22%	\$358,500	\$244,172	1.468	2,174	\$164.90	8.0772	1.50 STORY
77 049 05 0062 000	39611 DUN ROVIN DR	04/07/2023	03-ARM'S LENGTH	\$441,250	\$210,100	47.61	\$437,342	\$95,500	22%	\$345,750	\$244,172	1.416	2,174	\$159.04	2.8555	1.50 STORY
<b>Totals:</b>				<b>\$1,755,250</b>	<b>\$814,500</b>		<b>\$1,769,282</b>		<b>22%</b>	<b>\$1,373,250</b>	<b>\$990,913</b>			<b>\$157.92</b>		<b>0.1612</b>
						<b>Sale. Ratio =&gt;</b>	<b>46.40</b>			<b>E.C.F. =&gt;</b>	<b>1.386</b>	<b>Std. Deviation=&gt;</b>		<b>0.081560444</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.51</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.387</b>	<b>Ave. Variance=&gt;</b>		<b>5.6143</b>	<b>Coefficient of Var=&gt; 4.046453984</b>	

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 049 05 0024 000	39668 SOUTHWIND LN	11/30/2021	03-ARM'S LENGTH	\$400,000	\$161,700	40.43	\$395,016	\$107,600	27%	\$292,400	\$205,297	1.424	1,704	\$171.60	4.0696	2.00 STORY
77 049 05 0025 000	39714 SOUTHWIND LN	12/30/2021	03-ARM'S LENGTH	\$420,000	\$161,700	38.50	\$395,016	\$107,600	27%	\$312,400	\$205,297	1.522	1,704	\$183.33	5.6724	2.00 STORY
77 049 05 0101 000	39514 EDGEWATER DR	07/09/2021	03-ARM'S LENGTH	\$392,000	\$162,800	41.53	\$397,711	\$107,600	27%	\$284,400	\$207,222	1.372	1,519	\$187.23	9.2532	2.00 STORY
77 049 05 0137 000	16290 FOREST LAKE DR	04/03/2023	03-ARM'S LENGTH	\$431,000	\$180,900	41.97	\$388,297	\$107,600	28%	\$323,400	\$200,497	1.613	1,519	\$212.90	14.8018	2.00 STORY
77 049 05 0169 000	39448 CHAMPION CT	06/02/2023	03-ARM'S LENGTH	\$375,000	\$180,900	48.24	\$376,312	\$95,500	25%	\$279,500	\$200,580	1.393	1,519	\$184.00	7.1515	2.00 STORY
<b>Totals:</b>				<b>\$2,018,000</b>	<b>\$848,000</b>		<b>\$1,952,352</b>		<b>27%</b>	<b>\$1,492,100</b>	<b>\$1,018,893</b>			<b>\$187.81</b>		<b>0.0541</b>
						<b>Sale. Ratio =&gt;</b>	<b>42.02</b>			<b>E.C.F. =&gt;</b>	<b>1.464</b>	<b>Std. Deviation=&gt;</b>		<b>0.100573021</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.67</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.465</b>	<b>Ave. Variance=&gt;</b>		<b>8.1897</b>	<b>Coefficient of Var=&gt; 5.590339428</b>	



03899 Country Ln/Thornapple/Cherry Rdge

	Final ECF	# of Sales	Rec ECF
2024	1.448	5	1.448
2023	1.410		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 013 02 0021 000	20172 W WHIPPLE DR	03/25/2022	03-ARM'S LENGTH	\$515,000	\$236,800	45.98	\$523,340	\$179,703	34%	\$335,297	\$225,188	1.489	2,504	\$133.90	5.8076	QUAD/TRI LEVEL	
77 015 99 0015 000	19850 WESTHILL ST	12/09/2021	03-ARM'S LENGTH	\$440,000	\$220,300	50.07	\$486,518	\$165,600	34%	\$274,400	\$210,300	1.305	2,340	\$117.26	12.6086	QUAD/TRI LEVEL	
77 015 99 0018 000	46601 W MAIN ST	05/28/2021	03-ARM'S LENGTH	\$780,000	\$335,800	43.05	\$798,531	\$174,850	22%	\$605,150	\$408,703	1.481	3,244	\$186.54	4.9770	2.00 STORY	
77 035 99 0012 001	46878 6 MILE RD	1/14/2022	19-MULTI PARCEL ARM'S LENGTH	\$357,500	\$156,400	43.75	\$373,604	\$193,967	52%	\$163,533	\$118,026	1.386	1,631	\$100.27	4.5321	1.00 STORY	
77 038 99 0014 000	44444 THORNAPPLE LN	6/11/2021	03-ARM'S LENGTH	\$700,000	\$216,400	30.91	\$673,086	\$223,726	33%	\$476,274	\$318,695	1.494	2,061	\$231.09	6.3562	1.00 STORY	
				<b>\$2,792,500</b>	<b>\$1,165,700</b>		<b>\$2,855,079</b>			<b>\$1,854,654</b>	<b>\$1,280,912</b>			<b>\$153.81</b>		<b>1.7028</b>	
						Sale. Ratio =>	<b>41.74</b>					E.C.F. =>	<b>1.448</b>	Std. Deviation=>	<b>0.083429314</b>		
						Std. Dev. =>	<b>7.16</b>					Ave. E.C.F. =>	<b>1.431</b>	Ave. Variance=>	<b>6.8563</b>	Coefficient of Var=>	<b>4.79164755</b>

069 02 Coves at Northville Ridge

<b>2024</b>	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>		<b>2023</b>
2 Story Units	<b>0.604</b>	6	0.604	2 Story Units	0.633
1 Story Units	<b>0.705</b>	6	0.705	1 Story Units	0.669

**Broke Out by Style for 2023**

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 069 02 0005 000	49486 N GLACIER	04/14/2022	03-ARM'S LENGTH	\$415,000	\$157,600	37.98	\$371,865	\$112,400	30%	\$302,600	\$387,840	0.780	1,818	\$166.45	7.1948	1.00 STORY	
77 069 02 0014 000	49460 N GLACIER	07/06/2021	03-ARM'S LENGTH	\$424,000	\$163,300	38.51	\$383,671	\$112,400	29%	\$311,600	\$405,487	0.768	1,818	\$171.40	6.0188	1.00 STORY	
77 069 02 0025 000	49426 N GLACIER	04/16/2021	03-ARM'S LENGTH	\$370,000	\$160,500	43.38	\$418,733	\$112,400	27%	\$257,600	\$457,896	0.563	1,818	\$141.69	14.5698	1.00 STORY	
77 069 02 0048 000	49447 N GLACIER	11/09/2021	03-ARM'S LENGTH	\$375,000	\$160,000	42.67	\$377,476	\$114,489	30%	\$260,511	\$393,104	0.663	1,818	\$143.30	4.5568	1.00 STORY	
77 069 02 0056 000	49409 N GLACIER	09/09/2022	03-ARM'S LENGTH	\$387,500	\$160,200	41.34	\$378,271	\$112,400	30%	\$275,100	\$397,415	0.692	1,818	\$151.32	1.6047	1.00 STORY	
77 069 02 0072 000	16734 CARRIAGE WAY	03/27/2023	03-ARM'S LENGTH	\$420,000	\$158,900	37.83	\$375,065	\$112,400	30%	\$307,600	\$392,623	0.783	1,818	\$169.20	7.5178	1.00 STORY	
<b>Totals:</b>				<b>\$2,391,500</b>	<b>\$960,500</b>		<b>\$2,305,081</b>		<b>29%</b>	<b>\$1,715,011</b>	<b>\$2,434,365</b>			<b>\$157.23</b>		<b>0.3771</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.16</b>					<b>E.C.F. =&gt;</b>	<b>0.705</b>		<b>Std. Deviation=&gt;</b>	<b>0.087192415</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.48</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.708</b>		<b>Ave. Variance=&gt;</b>	<b>6.9104</b>	<b>Coefficient of Var=&gt;</b>	<b>9.756787994</b>

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 069 02 0022 000	49436 N GLACIER	04/20/2021	03-ARM'S LENGTH	\$416,000	\$195,300	46.95	\$435,942	\$112,400	26%	\$303,600	\$511,124	0.594	2,244	\$135.29	1.1234	2.00 STORY	
77 069 02 0026 000	49424 N GLACIER	06/24/2021	03-ARM'S LENGTH	\$433,590	\$203,000	46.82	\$452,498	\$116,990	26%	\$316,600	\$530,028	0.597	2,244	\$141.09	0.7892	2.00 STORY	
77 069 02 0027 000	49420 N GLACIER	09/23/2022	03-ARM'S LENGTH	\$430,000	\$183,400	42.65	\$416,263	\$119,657	29%	\$310,343	\$468,571	0.662	2,244	\$138.30	5.7099	2.00 STORY	
77 069 02 0049 000	49441 N GLACIER	10/04/2021	03-ARM'S LENGTH	\$420,000	\$178,400	42.48	\$401,385	\$112,400	28%	\$307,600	\$456,532	0.674	2,236	\$137.57	6.8556	2.00 STORY	
77 069 02 0055 000	49407 N GLACIER	05/17/2021	03-ARM'S LENGTH	\$380,000	\$182,500	48.03	\$433,918	\$112,400	26%	\$267,600	\$507,927	0.527	2,236	\$119.68	7.8372	2.00 STORY	
77 069 02 0073 000	16718 CARRIAGE WAY	01/24/2022	03-ARM'S LENGTH	\$379,900	\$180,900	47.62	\$405,831	\$112,400	28%	\$267,500	\$463,556	0.577	2,236	\$119.63	2.8158	2.00 STORY	
<b>Totals:</b>				<b>\$2,459,490</b>	<b>\$1,123,500</b>		<b>\$2,545,837</b>		<b>27%</b>	<b>\$1,773,243</b>	<b>\$2,937,738</b>			<b>\$131.93</b>		<b>0.1611</b>	
					<b>Sale. Ratio =&gt;</b>	<b>45.68</b>					<b>E.C.F. =&gt;</b>	<b>0.604</b>		<b>Std. Deviation=&gt;</b>	<b>0.054924947</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.51</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.605</b>		<b>Ave. Variance=&gt;</b>	<b>4.1885</b>	<b>Coefficient of Var=&gt;</b>	<b>6.920664076</b>

**035 02 Crestwood Manor 1 & 2**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.820</b>	12	0.820
2023	0.767		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 035 02 0006 000	47178 RED OAK DR	07/12/2021	03-ARM'S LENGTH	\$645,000	\$272,800	42.29	\$667,977	\$168,300	25%	\$476,700	\$651,469	0.732	3,305	\$144.24	8.7698	2.00 STORY	
77 035 02 0015 000	17313 ROLLING WOODS CIRCLE	03/30/2023	03-ARM'S LENGTH	\$640,000	\$285,700	44.64	\$621,864	\$169,417	27%	\$470,583	\$589,891	0.798	3,475	\$135.42	2.1683	2.00 STORY	
77 035 02 0041 000	17336 ROLLING WOODS CIR	02/18/2022	03-ARM'S LENGTH	\$650,000	\$253,200	38.95	\$624,289	\$197,860	32%	\$452,140	\$555,970	0.813	3,387	\$133.49	0.6184	2.00 STORY	
77 035 02 0054 000	17733 ROLLING WOODS CIR	10/14/2022	03-ARM'S LENGTH	\$620,000	\$277,400	44.74	\$604,535	\$166,059	27%	\$453,941	\$571,676	0.794	3,304	\$137.39	2.5376	2.00 STORY	
77 035 02 0072 000	17173 HILLTOP VIEW DR	07/15/2021	03-ARM'S LENGTH	\$689,900	\$253,400	36.73	\$630,942	\$194,591	31%	\$495,309	\$568,906	0.871	2,969	\$166.83	5.1205	2.00 STORY	
77 035 02 0083 000	46991 RED OAK DRIVE	06/01/2022	03-ARM'S LENGTH	\$840,000	\$340,100	40.49	\$737,701	\$188,481	26%	\$651,519	\$716,062	0.910	3,954	\$164.77	9.0435	2.00 STORY	
77 035 02 0084 000	47067 RED OAK DR	09/03/2021	03-ARM'S LENGTH	\$809,000	\$287,400	35.53	\$706,436	\$204,938	29%	\$604,062	\$653,843	0.924	3,982	\$151.70	10.4435	2.00 STORY	
77 035 03 0108 000	17469 DEER PATH DR	07/27/2021	03-ARM'S LENGTH	\$691,100	\$271,200	39.24	\$666,663	\$184,982	28%	\$506,118	\$628,006	0.806	3,410	\$148.42	1.3516	2.00 STORY	
77 035 03 0135 000	17530 ROLLING WOODS CIRCLE	02/28/2023	03-ARM'S LENGTH	\$770,000	\$325,100	42.22	\$713,018	\$214,953	30%	\$555,047	\$649,367	0.855	3,165	\$175.37	3.5322	2.00 STORY	
77 035 03 0138 000	17506 ROLLING WOODS CIR	07/28/2021	03-ARM'S LENGTH	\$710,000	\$283,900	39.99	\$695,834	\$183,946	26%	\$526,054	\$667,389	0.788	3,149	\$167.05	3.1202	2.00 STORY	
77 035 03 0140 000	17491 ROLLING WOODS CIR	08/31/2021	03-ARM'S LENGTH	\$650,000	\$264,500	40.69	\$652,846	\$201,960	31%	\$448,040	\$587,856	0.762	2,784	\$160.93	5.7270	2.00 STORY	
77 035 03 0148 000	17577 ROLLING WOODS CIR	09/08/2021	03-ARM'S LENGTH	\$769,000	\$305,600	39.74	\$759,352	\$229,330	30%	\$539,670	\$691,032	0.781	3,428	\$157.43	3.8467	2.00 STORY	
<b>Totals:</b>				<b>\$8,484,000</b>	<b>\$3,420,300</b>		<b>\$8,081,457</b>		<b>29%</b>	<b>\$6,179,183</b>	<b>\$7,531,467</b>			<b>\$153.59</b>		<b>0.1020</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.31</b>											
				<b>\$707,000</b>	<b>Std. Dev. =&gt;</b>	<b>2.78</b>											
												<b>Ave. E.C.F. =&gt;</b>	<b>0.820</b>	<b>Std. Deviation=&gt;</b>	<b>0.058553624</b>		
												<b>Ave. E.C.F. =&gt;</b>	<b>0.819</b>	<b>Ave. Variance=&gt;</b>	<b>4.6899</b>	<b>Coefficient of Var=&gt;</b>	<b>5.723426581</b>

057 03 East Northville Hills GC 1-3

	Final ECF	# of Sales	Rec ECF
2024	0.786	11	0.786
2023	0.729		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 057 03 0005 000	16125 PINE VALLEY DR	07/26/2022	03-ARM'S LENGTH	\$890,000	\$378,600	42.54	\$885,714	\$259,332	29%	\$630,668	\$859,234	0.734	4,039	\$156.14	5.6250	2.00 STORY
77 057 03 0008 000	15938 COG HILL DR	06/15/2022	03-ARM'S LENGTH	\$965,000	\$419,900	43.51	\$979,939	\$350,884	36%	\$614,116	\$862,901	0.712	4,269	\$143.85	7.8551	2.00 STORY
77 057 03 0011 000	15992 COG HILL DR	07/05/2022	03-ARM'S LENGTH	\$1,025,000	\$381,300	37.20	\$892,625	\$230,622	26%	\$794,378	\$908,097	0.875	4,403	\$180.42	8.4533	2.00 STORY
77 057 03 0030 000	44313 CYPRESS POINT DR	02/24/2023	03-ARM'S LENGTH	\$960,000	\$356,200	37.10	\$866,902	\$287,181	33%	\$672,819	\$795,227	0.846	3,543	\$189.90	5.5833	2.00 STORY
77 057 03 0037 000	15957 COG HILL DR	12/06/2021	03-ARM'S LENGTH	\$855,000	\$361,100	42.23	\$842,604	\$252,557	30%	\$602,443	\$809,392	0.744	4,154	\$145.03	4.5923	2.00 STORY
77 060 02 0052 000	44102 CYPRESS POINT DR	04/30/2021	03-ARM'S LENGTH	\$1,060,000	\$403,000	38.02	\$961,872	\$254,595	26%	\$805,405	\$970,201	0.830	4,545	\$177.21	3.9903	2.00 STORY
77 060 02 0059 000	15974 AUGUSTA CT	04/19/2021	03-ARM'S LENGTH	\$1,000,000	\$473,600	47.36	\$1,081,802	\$301,751	28%	\$698,249	\$1,070,028	0.653	4,561	\$153.09	13.7687	2.00 STORY
77 060 02 0082 000	16021 PINE VALLEY DR	12/22/2021	03-ARM'S LENGTH	\$970,000	\$388,300	40.03	\$893,073	\$260,372	29%	\$709,628	\$867,902	0.818	4,122	\$172.16	2.7397	2.00 STORY
77 060 02 0096 000	44075 CYPRESS POINT DR	06/24/2022	03-ARM'S LENGTH	\$919,000	\$385,100	41.90	\$901,308	\$261,163	29%	\$657,837	\$878,113	0.749	4,229	\$155.55	4.1090	2.00 STORY
77 060 02 0114 000	15938 JUPITER HILLS DR	05/24/2022	03-ARM'S LENGTH	\$1,005,000	\$369,400	36.76	\$863,064	\$310,998	36%	\$694,002	\$757,292	0.916	3,713	\$186.91	12.6187	2.00 STORY
77 060 03 0157 000	43587 S PRESTWICK CIR	07/15/2021	03-ARM'S LENGTH	\$775,000	\$314,300	40.55	\$709,054	\$155,759	22%	\$619,241	\$758,978	0.816	3,480	\$177.94	2.5649	2.00 STORY
<b>Totals:</b>				<b>\$10,424,000</b>	<b>\$4,230,800</b>		<b>\$9,877,957</b>		<b>30%</b>	<b>\$7,498,786</b>	<b>\$9,537,365</b>			<b>\$167.11</b>		<b>0.3986</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.59</b>					<b>E.C.F. =&gt;</b>	<b>0.786</b>		<b>Std. Deviation=&gt;</b>	<b>0.078279326</b>	
				<b>\$947,636</b>	<b>Std. Dev. =&gt;</b>	<b>3.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.790</b>		<b>Ave. Variance=&gt;</b>	<b>6.5364</b>	<b>Coefficient of Var=&gt; 8.271432113</b>

**04909 Edgewater Condos (10 Units)**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.740</b>	3	0.740
2023	0.868		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 049 09 0001 000	39405 JASMINE CIR	08/20/2021	03-ARM'S LENGTH	\$525,000	\$191,900	36.55	\$551,895	\$151,152	27%	\$373,848	\$461,685	0.810	1,881	\$198.75	6.6888	1.00 STORY
77 049 09 0001 000	39405 JASMINE CIR	03/02/2022	03-ARM'S LENGTH	\$495,900	\$191,900	38.70	\$551,895	\$151,152	27%	\$344,748	\$461,685	0.747	1,881	\$183.28	0.3858	1.00 STORY
77 049 09 0004 000	39413 JASMINE CIR	09/30/2021	03-ARM'S LENGTH	\$500,000	\$230,500	46.10	\$601,144	\$152,968	25%	\$347,032	\$516,331	0.672	2,132	\$162.77	7.0747	2.00 STORY
<b>Totals:</b>				<b>\$1,520,900</b>	<b>\$614,300</b>		<b>\$1,704,934</b>		<b>27%</b>	<b>\$1,065,628</b>	<b>\$1,439,701</b>			<b>\$181.60</b>		<b>0.2685</b>
						<b>Sale. Ratio =&gt;</b>	<b>40.39</b>			<b>E.C.F. =&gt;</b>	<b>0.740</b>	<b>Std. Deviation=&gt;</b>		<b>0.068898784</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.01</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.743</b>	<b>Ave. Variance=&gt;</b>		<b>4.7165</b>	<b>Coefficient of Var=&gt; 6.3490737</b>	

**03401 Elizabeth Towne**

(8 Parcels)

	Final ECF	# of Sales	Rec ECF
2024	1.197	7	1.197
2023	1.130		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 003 99 0028 000	19450 PIERSON DR	02/25/2022	03-ARM'S LENGTH	\$950,000	\$333,700	35.13	\$770,251	\$299,342	\$650,658	\$555,972	1.170	3,834	\$169.71	6.3216	2.00 STORY	
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	03-ARM'S LENGTH	\$1,225,000	\$392,000	32.00	\$969,672	\$168,444	\$1,056,556	\$855,099	1.236	2,984	\$354.07	0.2072	2.00 STORY	
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143	\$361,857	\$219,461	1.649	2,693	\$134.37	41.5321	2.00 STORY	
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	03-ARM'S LENGTH	\$549,900	\$171,900	31.26	\$442,997	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	3.4985	2.00 STORY	
77 016 99 0003 703	46200 NEESON ST	06/23/2022	03-ARM'S LENGTH	\$712,000	\$239,400	33.62	\$619,111	\$176,709	\$535,291	\$472,147	1.134	3,085	\$173.51	9.9785	2.00 STORY	
77 019 99 0001 002	48480 7 MILE RD	10/07/2022	03-ARM'S LENGTH	\$650,000	\$246,000	37.85	\$562,722	\$259,329	\$390,671	\$297,736	1.312	2,989	\$130.70	7.8616	2.00 STORY	
77 034 99 0015 712	18750 BECK RD	10/12/2021	03-ARM'S LENGTH	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	29.8022	1.75 STORY	
<b>Totals:</b>				<b>\$5,411,900</b>	<b>\$1,900,900</b>		<b>\$4,701,337</b>		<b>\$3,926,583</b>	<b>\$3,281,263</b>			<b>\$187.16</b>		<b>3.6855</b>	
						<b>Sale. Ratio =&gt;</b>	<b>35.12</b>			<b>E.C.F. =&gt;</b>	<b>1.197</b>	<b>Std. Deviation=</b>		<b>0.217052548</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.46</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.234</b>	<b>Ave. Variance=</b>		<b>14.1717</b>	<b>Coefficient of Var=&gt;</b>	<b>11.48877827</b>

**06601 Estates of Arcadia Ridge**

	Final ECF	# of Sales	Rec ECF
2024	0.792	14	0.792
2023	0.742		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 066 01 0001 000	48934 FREESTONE DR	07/07/2022	03-ARM'S LENGTH	\$668,500	\$234,200	35.03	\$590,710	\$244,485	41%	\$424,015	\$466,610	0.909	2,856	\$148.46	11.4012	2.00 STORY	
77 066 01 0013 000	49102 FREESTONE DR	01/24/2022	03-ARM'S LENGTH	\$675,000	\$269,400	39.91	\$646,576	\$144,521	22%	\$530,479	\$676,623	0.784	3,227	\$164.39	1.0692	2.00 STORY	
77 066 01 0015 000	49130 FREESTONE DR	11/30/2022	03-ARM'S LENGTH	\$570,000	\$235,500	41.32	\$573,296	\$144,521	25%	\$425,479	\$577,863	0.736	2,881	\$147.68	5.8405	2.00 STORY	
77 066 01 0131 000	48752 FREESTONE DR	11/18/2022	03-ARM'S LENGTH	\$595,000	\$220,000	36.97	\$534,115	\$126,952	24%	\$468,048	\$548,737	0.853	2,631	\$177.90	5.8253	2.00 STORY	
77 066 01 0145 000	16787 YELLOWSTONE DR	10/22/2021	03-ARM'S LENGTH	\$609,000	\$247,600	40.66	\$605,506	\$172,450	28%	\$436,550	\$583,633	0.748	2,896	\$150.74	4.6715	2.00 STORY	
77 066 01 0150 000	16673 YELLOWSTONE DR	09/23/2022	03-ARM'S LENGTH	\$625,000	\$245,400	39.26	\$601,736	\$173,523	29%	\$451,477	\$577,106	0.782	2,825	\$159.81	1.2390	2.00 STORY	
77 066 01 0151 000	16640 YELLOWSTONE DR	04/15/2021	03-ARM'S LENGTH	\$600,000	\$263,500	43.92	\$641,995	\$174,196	27%	\$425,804	\$630,456	0.675	3,170	\$134.32	11.9311	2.00 STORY	
77 066 01 0151 000	16640 YELLOWSTONE DR	06/10/2022	03-ARM'S LENGTH	\$685,000	\$262,600	38.34	\$641,995	\$174,196	27%	\$510,804	\$630,456	0.810	3,170	\$161.14	1.5512	2.00 STORY	
77 066 01 0160 000	16856 YELLOWSTONE DR	09/23/2022	03-ARM'S LENGTH	\$700,000	\$247,600	35.37	\$606,913	\$170,025	28%	\$529,975	\$588,797	0.900	2,837	\$186.81	10.5396	2.00 STORY	
77 066 01 0201 000	16056 BROOK TROUT LN	06/02/2021	03-ARM'S LENGTH	\$750,000	\$306,900	40.92	\$768,841	\$280,440	36%	\$469,560	\$658,222	0.713	3,247	\$144.61	8.1326	2.00 STORY	
77 066 01 0207 000	16290 BROOK TROUT LN	02/10/2023	03-ARM'S LENGTH	\$780,000	\$297,900	38.19	\$737,356	\$247,356	34%	\$532,644	\$660,377	0.807	3,314	\$160.73	1.1874	2.00 STORY	
77 066 01 0226 000	16138 JOHNSON CREEK DR	07/28/2022	03-ARM'S LENGTH	\$755,000	\$294,800	39.05	\$729,255	\$244,129	33%	\$510,871	\$653,808	0.781	3,196	\$159.85	1.3324	2.00 STORY	
77 066 01 0235 000	15991 BROOK TROUT LN	03/28/2022	03-ARM'S LENGTH	\$796,000	\$294,600	37.01	\$734,896	\$252,195	34%	\$543,805	\$650,540	0.836	3,144	\$172.97	4.1227	2.00 STORY	
77 066 01 0245 000	16407 BROOK TROUT LN	12/07/2022	03-ARM'S LENGTH	\$869,999	\$339,100	38.98	\$831,209	\$238,882	29%	\$631,117	\$798,284	0.791	4,041	\$156.18	0.4110	2.00 STORY	
<b>Totals:</b>				<b>\$9,678,499</b>	<b>\$3,759,100</b>		<b>\$9,244,399</b>		<b>30%</b>	<b>\$6,890,628</b>	<b>\$8,701,512</b>			<b>\$158.97</b>		<b>0.2813</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.84</b>					<b>E.C.F. =&gt;</b>	<b>0.792</b>	<b>Std. Deviation=&gt;</b>		<b>0.065917438</b>	
						<b>Std. Dev. =&gt;</b>	<b>2.40</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.795</b>	<b>Ave. Variance=&gt;</b>		<b>4.9468</b>	<b>efficient of Var: 6.22466749</b>

**00103 Fairways of Meadowbrook**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.765</b>	<b>1</b>	<b>0.765</b>
<b>2023</b>	<b>0.802</b>		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 001 03 0001 000	39701 GOLFPVIEW DR	10/05/2021	03-ARM'S LENGTH	\$600,000	\$290,000	48.33	\$621,578	\$151,003	24%	\$448,997	\$586,751	0.765	2,946	\$152.41	0.0000	1.00 STORY		
<b>Totals:</b>				<b>\$600,000</b>	<b>\$290,000</b>	<b>48.33</b>	<b>\$621,578</b>			<b>\$448,997</b>	<b>\$586,751</b>	<b>0.765</b>		<b>\$152.41</b>	<b>0.0000</b>	<b>0.0000</b>		
						<b>Sale. Ratio =&gt;</b>	<b>48.33</b>					<b>E.C.F. =&gt;</b>	<b>0.765</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>		
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.765</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>



**065 02 Falls of Northville**

	Final ECF	# of Sales	Rec ECF
2024	0.827	7	0.827
2023	0.558		

Reviewed with Forest Edge and Pine Creek Estates  
 Increased 18% - Sufficient for Area

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 032 03 0010 000	47761 PINE CREEK CT	07/01/2021	03-ARM'S LENGTH	\$790,000	\$341,500	43.23	\$875,767	\$233,119	\$556,881	\$766,883	0.726	3,832	\$145.32	10.1902	2.00 STORY
77 032 03 0012 000	47685 PINE CREEK CT	08/29/2023	03-ARM'S LENGTH	\$675,000	\$291,700	43.21	\$647,492	\$183,509	\$491,491	\$553,678	0.888	3,141	\$156.48	5.9620	2.00 STORY
77 065 02 0002 000	17022 NIAGARA CT	08/16/2022	03-ARM'S LENGTH	\$787,500	\$278,500	35.37	\$681,732	\$293,327	\$494,173	\$696,066	0.710	3,035	\$162.82	11.8112	2.00 STORY
77 065 02 0006 000	16866 HORSESHOE DR	10/19/2023	03-ARM'S LENGTH	\$900,000	\$273,100	30.34	\$610,047	\$177,270	\$722,730	\$775,586	0.932	3,439	\$210.16	10.3787	2.00 STORY
77 065 02 0030 000	16726 FOREST DR	06/30/2022	03-ARM'S LENGTH	\$1,000,000	\$273,700	27.37	\$680,731	\$254,864	\$745,136	\$763,202	0.976	3,450	\$215.98	97.6329	2.00 STORY
77 065 03 0001 000	17043 FOREST EDGE CT	06/25/2021	03-ARM'S LENGTH	\$722,000	\$174,700	24.20	\$708,108	\$121,800	\$600,200	\$773,493	0.776	3,303	\$181.71	5.0751	2.00 STORY
77 065 04 0014 000	16645 CANVAS CREEL CT	05/11/2021	ARTIAL CONSTRUC	\$827,000	\$182,700	22.09	\$801,564	\$169,560	\$657,440	\$833,778	0.789	3,844	\$171.03	3.9556	2.00 STORY
<b>Totals:</b>				<b>\$5,701,500</b>	<b>\$1,815,900</b>		<b>\$5,005,441</b>		<b>\$4,268,051</b>	<b>\$5,162,686</b>			<b>\$177.64</b>		<b>0.1352</b>
						<b>Sale. Ratio =&gt;</b>	<b>31.85</b>			<b>E.C.F. =&gt;</b>	<b>0.827</b>	<b>Std. Deviation</b>	<b>0.104021413</b>		
						<b>Std. Dev. =&gt;</b>	<b>8.62</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.828</b>	<b>Ave. Variance:</b>	<b>20.7151</b>	<b>Coefficient of Var=&gt;</b>	<b>25.01631768</b>

054 03 FORD VIEW-MEADE-NORTHVILLE RD-FRANKLIN

	Final ECF	# of Sales	Rec ECF
2024	1.611	28	1.611
2023	1.559		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 051 99 0017 001	15411 MARILYN AVE	10/08/2021	03-ARM'S LENGTH	\$185,000	\$89,700	48.49	\$220,955	\$99,659	45%	\$85,341	\$77,111	1.107	995	\$85.77	'05199	51.1642	1.25 STORY
77 051 99 0035 000	15925 MARILYN AVE	05/07/2021	03-ARM'S LENGTH	\$210,000	\$85,400	40.67	\$216,166	\$73,383	34%	\$136,617	\$95,507	1.430	1,117	\$122.31	'05199	18.7932	1.00 STORY
77 051 99 0039 000	15834 MARILYN AVE	07/25/2022	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$240,505	\$71,596	30%	\$173,404	\$107,380	1.615	1,308	\$132.57	'05199	0.3508	1.00 STORY
77 051 99 0060 000	15575 MAXWELL AVE	05/31/2022	03-ARM'S LENGTH	\$251,000	\$146,400	58.33	\$318,018	\$144,105	45%	\$106,895	\$109,724	0.974	1,152	\$92.79	'05199	64.4154	1.00 STORY
77 051 99 0064 000	15651 MAXWELL AVE	07/27/2021	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$237,946	\$71,372	30%	\$128,628	\$105,895	1.215	1,590	\$80.90	'05199	40.3697	1.00 STORY
77 051 99 0074 000	15899 MAXWELL AVE	03/15/2021	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$200,340	\$68,589	34%	\$146,411	\$83,757	1.748	1,053	\$139.04	'05199	12.9673	1.00 STORY
77 051 99 0074 000	15899 MAXWELL AVE	03/24/2022	03-ARM'S LENGTH	\$241,000	\$80,800	33.53	\$200,340	\$68,589	34%	\$172,411	\$83,757	2.058	1,053	\$163.73	'05199	44.0095	1.00 STORY
77 051 99 0084 000	15780 MAXWELL AVE	08/02/2021	03-ARM'S LENGTH	\$270,000	\$88,900	32.93	\$220,868	\$68,603	31%	\$201,397	\$96,799	2.081	1,318	\$152.81	'05199	46.2197	1.75 STORY
77 051 99 0100 000	40440 5 MILE RD	09/09/2022	03-ARM'S LENGTH	\$137,500	\$82,800	60.22	\$174,659	\$84,660	48%	\$52,840	\$57,214	0.924	828	\$63.82	'05199	69.4821	1.00 STORY
77 051 99 0127 000	15751 PARK LN	11/30/2022	03-ARM'S LENGTH	\$400,000	\$168,100	42.03	\$395,533	\$87,073	22%	\$312,927	\$206,327	1.517	2,135	\$146.57	'05199	10.1716	1.50 STORY
77 051 99 0133 702	15555 PARK LN	10/21/2022	03-ARM'S LENGTH	\$345,000	\$145,900	42.29	\$344,173	\$88,760	26%	\$256,240	\$182,437	1.405	1,512	\$169.47	'05199	21.3832	1.00 STORY
77 051 99 0137 002	15401 PARK LN	09/14/2021	03-ARM'S LENGTH	\$285,000	\$96,300	33.79	\$278,830	\$84,320	30%	\$200,680	\$130,107	1.542	1,128	\$177.91	'05199	7.5949	1.00 STORY
77 051 99 0145 000	15620 FRY AVE	07/28/2022	03-ARM'S LENGTH	\$240,000	\$102,900	42.88	\$222,386	\$89,112	40%	\$150,888	\$84,726	1.781	940	\$160.52	'05199	16.2522	1.00 STORY
77 051 99 0145 000	15620 FRY AVE	12/05/2022	03-ARM'S LENGTH	\$253,000	\$102,900	40.67	\$222,386	\$89,112	40%	\$163,888	\$84,726	1.934	940	\$174.35	'05199	31.5958	1.00 STORY
77 051 99 0163 001	15707 FRY AVENUE	03/29/2022	03-ARM'S LENGTH	\$320,000	\$111,800	34.94	\$321,989	\$88,976	28%	\$231,024	\$148,132	1.560	1,792	\$128.92	'05199	5.8790	1.00 STORY
77 054 01 0007 003	16355 BRADNER RD	09/30/2022	03-ARM'S LENGTH	\$232,500	\$118,400	50.92	\$279,943	\$74,660	27%	\$157,840	\$126,717	1.246	1,491	\$105.86	'05601	37.2761	1.25 STORY
77 054 01 0021 009	16969 FRANKLIN RD	07/13/2022	03-ARM'S LENGTH	\$335,000	\$139,000	41.49	\$304,227	\$66,928	22%	\$268,072	\$152,212	1.761	1,604	\$167.13	'05403	14.2804	2.00 STORY
77 054 01 0042 005	16381 FRANKLIN RD	04/23/2021	03-ARM'S LENGTH	\$488,000	\$151,000	30.94	\$429,417	\$150,437	35%	\$337,563	\$193,065	1.748	1,863	\$181.19	'05401	13.0071	1.00 STORY
77 054 02 0060 000	43333 RESERVOIR ST	07/31/2023	03-ARM'S LENGTH	\$385,000	\$144,900	37.64	\$305,095	\$128,555	42%	\$256,445	\$122,173	2.099	1,698	\$151.03	'05402	48.0660	1.50 STORY
77 054 03 0001 000	16585 FRANKLIN RD	02/05/2021	03-ARM'S LENGTH	\$225,000	\$91,500	40.67	\$209,293	\$67,243	32%	\$157,757	\$91,116	1.731	1,200	\$131.46	'05403	11.3015	1.00 STORY
77 055 01 0159 002	15600 LAKESIDE ST	12/30/2021	03-ARM'S LENGTH	\$327,900	\$130,200	39.71	\$332,437	\$88,342	27%	\$239,558	\$137,440	1.743	1,770	\$135.34	'05501	12.4629	1.00 STORY
77 055 01 0161 000	15562 LAKESIDE ST	01/18/2022	03-ARM'S LENGTH	\$320,000	\$172,100	53.78	\$421,788	\$117,170	28%	\$202,830	\$171,519	1.183	2,663	\$76.17	'05501	43.5820	1.00 STORY
77 055 01 0179 002	42449 ROBERTA ST	09/19/2022	03-ARM'S LENGTH	\$275,000	\$126,300	45.93	\$290,598	\$89,676	31%	\$185,324	\$113,131	1.638	1,802	\$102.84	'05501	1.9765	1.00 STORY
77 056 01 0005 000	15627 PORTIS RD	05/31/2023	03-ARM'S LENGTH	\$325,000	\$138,000	42.46	\$327,593	\$69,527	21%	\$255,473	\$159,300	1.604	2,080	\$122.82	'05601	1.4649	1.75 STORY
77 056 01 0031 000	15550 PORTIS RD	03/24/2023	03-ARM'S LENGTH	\$245,000	\$98,300	40.12	\$208,832	\$68,908	33%	\$176,092	\$86,373	2.039	1,082	\$162.75	'05601	42.0367	1.25 STORY
77 056 01 0039 000	15390 PORTIS RD	07/29/2022	03-ARM'S LENGTH	\$295,000	\$110,400	37.42	\$255,725	\$74,047	29%	\$220,953	\$112,146	1.970	1,456	\$151.75	'05601	35.1855	1.00 STORY
77 056 01 0042 303	41882 5 MILE RD	03/06/2023	03-ARM'S LENGTH	\$285,000	\$120,900	42.42	\$254,412	\$96,433	38%	\$188,567	\$97,517	1.934	1,477	\$127.67	'05601	31.5312	1.25 STORY
77 056 01 0064 301	15560 ROBINWOOD DR	11/16/2021	03-ARM'S LENGTH	\$380,000	\$155,800	41.00	\$364,869	\$139,383	38%	\$240,617	\$139,188	1.729	1,667	\$144.34	'05601	11.0348	1.00 STORY
<b>Totals:</b>				<b>\$7,915,900</b>	<b>\$3,273,700</b>		<b>\$7,799,323</b>		<b>33%</b>	<b>\$5,406,682</b>	<b>\$3,355,496</b>			<b>\$133.99</b>		<b>0.7080</b>	
						<b>Sale. Ratio =&gt;</b>	<b>41.36</b>					<b>E.C.F. =&gt;</b>	<b>1.611</b>	<b>Std. Deviation</b>	<b>0.33398318</b>		
						<b>Std. Dev. =&gt;</b>	<b>7.15</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.618</b>	<b>Ave. Variance:</b>	<b>26.5662</b>	<b>Coefficient of Var=&gt;</b>	<b>16.41540567</b>

**06503 /06504 Forest Edge North-South**

Homeowner's Association broke out the development into two different subdivisions. Forest Edge North and Forest Edge Reserve  
Will combine the two neighbors for sales analysis

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.782</b>	2	0.782
2023	0.758		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 065 03 0001 000	17043 FOREST EDGE CT	06/25/2021	03-ARM'S LENGTH	\$722,000	\$174,700	24.20	\$708,108	\$121,800	\$600,200	\$773,493	0.776	3,303	\$181.71	0.6273	2.00 STORY
77 065 04 0014 000	16645 CANVAS CREEL CT	05/11/2021	25-PARTIAL CONSTRUCTION	\$827,000	\$182,700	22.09	\$801,564	\$169,560	\$657,440	\$833,778	0.789	3,844	\$171.03	0.6273	2.00 STORY
<b>Totals:</b>				<b>\$1,549,000</b>	<b>\$357,400</b>		<b>\$1,509,672</b>		<b>\$1,257,640</b>	<b>\$1,607,271</b>			<b>\$176.37</b>		<b>0.0235</b>
						<b>Sale. Ratio =&gt;</b>	<b>23.07</b>			<b>E.C.F. =&gt;</b>	<b>0.782</b>	<b>Std. Deviation</b>	<b>0.008871908</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.49</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.782</b>	<b>Ave. Variance:</b>	<b>0.6273</b>	<b>Coefficient of Var=&gt;</b>	<b>0.801983428</b>

**03404 Fox Hollow**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.813</b>	6	0.813
2023	0.779		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 034 04 0002 000	18347 WOODBURY CT	08/03/2021	03-ARM'S LENGTH	\$950,000	\$365,100	38.43	\$907,450	\$235,345	26%	\$714,655	\$862,779	0.828	4,389	\$162.83	1.1479 2.00 STORY
77 034 04 0024 000	18677 FOX HOLLOW CT	05/25/2022	03-ARM'S LENGTH	\$1,100,000	\$451,600	41.05	\$1,039,314	\$346,734	33%	\$753,266	\$889,062	0.847	3,798	\$198.33	3.0421 2.00 STORY
77 034 04 0031 000	18533 FOX HOLLOW CT	06/15/2022	03-ARM'S LENGTH	\$830,000	\$385,800	46.48	\$905,566	\$356,162	39%	\$473,838	\$705,268	0.672	3,652	\$129.75	14.4983 2.00 STORY
77 034 04 0032 000	18505 FOX HOLLOW CT	06/29/2021	03-ARM'S LENGTH	\$755,000	\$284,900	37.74	\$778,884	\$297,428	38%	\$457,572	\$618,043	0.740	3,297	\$138.78	7.6482 2.00 STORY
77 034 04 0033 000	18489 FOX HOLLOW CT	07/20/2022	03-ARM'S LENGTH	\$730,000	\$287,900	39.44	\$667,397	\$229,333	34%	\$500,667	\$562,341	0.890	3,322	\$150.71	7.3488 2.00 STORY
77 034 04 0036 000	18425 FOX HOLLOW CT	12/13/2022	03-ARM'S LENGTH	\$729,000	\$280,800	38.52	\$655,206	\$255,764	39%	\$473,236	\$512,762	0.923	3,300	\$143.40	10.6077 2.00 STORY
<b>Totals:</b>				<b>\$5,094,000</b>	<b>\$2,056,100</b>		<b>\$4,953,817</b>		<b>35%</b>	<b>\$3,373,234</b>	<b>\$4,150,255</b>		<b>\$153.97</b>		<b>0.4061</b>
						<b>Sale. Ratio =&gt;</b>	<b>40.36</b>			<b>E.C.F. =&gt;</b>	<b>0.813</b>	<b>Std. Deviation=&gt;</b>		<b>0.094424217</b>	
						<b>Std. Dev. =&gt;</b>	<b>3.25</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.817</b>	<b>Ave. Variance=&gt;</b>		<b>7.3822</b>	<b>Coefficient of Var=&gt; 9.037496822</b>

**03501 Glen Meadows**

	Final ECF	# of Sales	Rec ECF
2024	1.203	7	1.203
2023	1.151		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 035 01 0005 000	47046 CURTIS AVE	11/03/2021	03-ARM'S LENGTH	\$430,100	\$127,200	29.57	\$298,797	\$133,147	\$296,953	\$143,918	2.063	1,839	\$161.48	#REF!	1.00 STORY	
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143	\$361,857	\$219,461	1.649	2,693	\$134.37	164.8844	2.00 STORY	
77 016 99 0005 000	46236 SUNSET ST	11/14/2022	03-ARM'S LENGTH	\$290,000	\$140,800	48.55	\$372,155	\$106,241	\$183,759	\$127,659	1.439	1,922	\$95.61	30.5714	2.00 STORY	
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	03-ARM'S LENGTH	\$549,900	\$171,900	31.26	\$442,997	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	7.9497	2.00 STORY	
77 016 99 0003 703	46200 NEESON ST	06/23/2022	03-ARM'S LENGTH	\$712,000	\$239,400	33.62	\$619,111	\$176,709	\$535,291	\$472,147	1.134	3,085	\$173.51	14.4297	2.00 STORY	
77 019 99 0001 002	48480 7 MILE RD	10/07/2022	03-ARM'S LENGTH	\$650,000	\$246,000	37.85	\$562,722	\$259,329	\$390,671	\$297,736	1.312	2,989	\$130.70	3.4104	2.00 STORY	
77 034 99 0015 712	18750 BECK RD	10/12/2021	03-ARM'S LENGTH	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	34.2534	1.75 STORY	
<b>Totals:</b>				<b>\$3,526,900</b>	<b>\$1,316,000</b>		<b>\$3,333,569</b>		<b>\$2,403,128</b>	<b>\$1,997,851</b>			<b>\$146.99</b>		<b>7.5179</b>	
						<b>Sale. Ratio =&gt;</b>	<b>37.31</b>				<b>E.C.F. =&gt;</b>	<b>1.203</b>	<b>Std. Deviation:</b>	<b>0.248672059</b>		
						<b>Std. Dev. =&gt;</b>	<b>6.03</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.278</b>	<b>Ave. Variance:</b>	<b>42.5832</b>	<b>Coefficient of Var=&gt;</b>	<b>33.31925165</b>

**00301 Grand View Acres**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.797</b>	3	1.797
2023	1.676		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 003 01 0014 000	19690 MARILYN ST	07/01/2022	03-ARM'S LENGTH	\$390,000	\$146,100	37.46	\$328,729	\$94,624	29%	\$295,376	\$139,680	2.115	1,636	\$180.55	32.5265	1.50 STORY	
77 003 01 0019 000	19224 MARILYN ST	04/09/2021	03-ARM'S LENGTH	\$365,000	\$129,500	35.48	\$347,124	\$122,302	35%	\$242,698	\$134,142	1.809	1,592	\$152.45	1.9865	1.00 STORY	
77 003 01 0075 000	19576 FRY RD	05/06/2021	03-ARM'S LENGTH	\$290,000	\$128,700	44.38	\$320,270	\$101,344	32%	\$188,656	\$130,624	1.444	1,460	\$129.22	34.5130	1.25 STORY	
<b>Totals:</b>				<b>\$1,045,000</b>	<b>\$404,300</b>		<b>\$996,123</b>			<b>\$726,730</b>	<b>\$404,446</b>			<b>\$154.07</b>		<b>0.7456</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.69</b>					<b>E.C.F. =&gt;</b>	<b>1.797</b>	<b>Std. Deviation=&gt;</b>	<b>0.335638457</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.67</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.789</b>	<b>Ave. Variance=&gt;</b>	<b>23.0086</b>	<b>Coefficient of Var=&gt;</b>	<b>12.8583204</b>

**03004 Grande Vista Estates**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.667</b>	3	0.667
2023	0.645		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	r. by Mean	Building Style
77 025 01 0009 000	49652 WATERSTONE ESTATES CIR	11/19/2021	03-ARM'S LENGTH	\$645,000	\$283,600	43.97	\$664,976	\$201,712	\$443,288	\$676,297	0.655	3,269	\$135.60	'02501	0.0662	2.00 STORY
77 030 04 0001 000	18994 GRANDE VISTA DR	07/23/2021	03-ARM'S LENGTH	\$560,000	\$295,200	52.71	\$656,010	\$176,800	\$383,200	\$742,961	0.516	3,190	\$120.13	'03004	14.0352	2.00 STORY
77 030 04 0010 000	18755 GRANDE VISTA DR	08/24/2022	03-ARM'S LENGTH	\$1,000,000	\$390,700	39.07	\$858,714	\$259,730	\$740,270	\$928,657	0.797	3,890	\$190.30	'03004	14.1014	2.00 STORY
<b>Totals:</b>				<b>\$2,205,000</b>	<b>\$969,500</b>		<b>\$2,179,700</b>		<b>\$1,566,758</b>	<b>\$2,347,915</b>			<b>\$148.68</b>		<b>1.1172</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.97</b>			<b>E.C.F. =&gt;</b>	<b>0.667</b>			<b>Std. Deviator</b>	<b>0.140684</b>	
						<b>Std. Dev. =&gt;</b>	<b>6.91</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.656</b>			<b>Ave. Variance</b>	<b>9.4010</b>	<b>efficient of V 14.3279811</b>

**049 Haggerty Rd btw 5 & 6 Mile**

(5) Parcels. Two Parcels purchased for development

Reviewing with Neighborhoods off of 5 Mile - Park Gardens

	Final ECF	# of Sales	Rec ECF
2024	1.377	7	1.377
2023	1.392		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Depr.	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 051 99 0017 001	15411 MARILYN AVE	10/08/2021	03-ARM'S LENGTH	\$185,000	\$89,700	48.49	\$221,880	\$99,659	45%	\$85,341	\$77,111	1.107	995	45	\$85.77	24.9549	1.25 STORY	
77 051 99 0060 000	15575 MAXWELL AVE	05/31/2022	03-ARM'S LENGTH	\$251,000	\$146,400	58.33	\$318,018	\$144,105	45%	\$106,895	\$109,724	0.974	1,152	45	\$92.79	38.2061	1.00 STORY	
77 051 99 0064 000	15651 MAXWELL AVE	07/27/2021	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$239,217	\$71,372	30%	\$128,628	\$105,895	1.215	1,590	45	\$80.90	14.1604	1.00 STORY	
77 051 99 0100 000	40440 5 MILE RD	09/09/2022	03-ARM'S LENGTH	\$137,500	\$82,800	60.22	\$175,346	\$84,660	48%	\$52,840	\$57,215	0.924	828	45	\$63.82	43.2745	1.00 STORY	
77 051 99 0145 000	15620 FRY AVE	07/28/2022	03-ARM'S LENGTH	\$240,000	\$102,900	42.88	\$223,403	\$89,112	40%	\$150,888	\$84,726	1.781	940	45	\$160.52	42.4615	1.00 STORY	
77 051 99 0145 000	15620 FRY AVE	12/05/2022	03-ARM'S LENGTH	\$253,000	\$102,900	40.67	\$223,403	\$89,112	40%	\$163,888	\$84,726	1.934	940	45	\$174.35	57.8051	1.00 STORY	
77 051 99 0163 001	15707 FRY AVENUE	03/29/2022	03-ARM'S LENGTH	\$320,000	\$111,800	34.94	\$323,767	\$88,976	27%	\$231,024	\$148,133	1.560	1,792	50	\$128.92	20.3293	1.00 STORY	
<b>Totals:</b>				<b>\$1,586,500</b>	<b>\$732,300</b>		<b>\$1,725,034</b>		<b>39%</b>	<b>\$919,504</b>	<b>\$667,530</b>				<b>\$112.44</b>		<b>2.1194</b>	
						Sale. Ratio =>	46.16					E.C.F. =>	1.377	Std. Deviation=>		0.402354343		
						Std. Dev. =>	9.18					Ave. E.C.F. =>	1.356	Ave. Variance=>		34.4560	efficient of Val	25.4047882



**05605 Heritage Park**

	Final ECF	# of Sales	Rec ECF
2024	0.908	4	0.908
2023	0.885		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ev. by Mean (9)	Building Style
77 056 05 0001 000	15317 HERITAGE CT	06/18/2021	03-ARM'S LENGTH	\$585,000	\$243,400	41.61	\$562,677	\$161,400	\$423,600	\$453,420	0.934	2,045	\$207.14	2.4689	1.00 STORY
77 056 05 0002 000	15333 HERITAGE CT	11/18/2021	25-PARTIAL CONSTRUCTION	\$533,372	\$129,700	24.32	\$511,069	\$161,400	\$371,972	\$395,106	0.941	1,715	\$216.89	3.1904	1.00 STORY
77 056 05 0011 000	15398 HERITAGE CT	12/02/2021	25-PARTIAL CONSTRUCTION	\$569,856	\$56,900	9.98	\$566,961	\$161,400	\$408,456	\$458,261	0.891	2,016	\$202.61	1.8227	1.00 STORY
77 056 05 0012 000	15382 HERITAGE CT	05/19/2022	25-PARTIAL CONSTRUCTION	\$577,420	\$127,400	22.06	\$583,889	\$169,721	\$407,699	\$467,986	0.871	2,053	\$198.59	3.8366	1.00 STORY
<b>Totals:</b>				<b>\$2,265,648</b>	<b>\$557,400</b>		<b>\$2,224,596</b>		<b>\$1,611,727</b>	<b>\$1,774,773</b>			<b>\$206.31</b>		<b>0.1413</b>
					<b>Sale. Ratio =&gt;</b>	<b>24.60</b>			<b>E.C.F. =&gt;</b>	<b>0.908</b>		<b>Std. Deviation=&gt;</b>	<b>0.033821278</b>		
				<b>\$566,412</b>	<b>Std. Dev. =&gt;</b>	<b>13.03</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.910</b>		<b>Ave. Variance=&gt;</b>	<b>2.8297</b>	<b>Coefficient of Var=&gt;</b>	<b>3.111080719</b>

**03202 Hickory Creek Condos**

2023		Sales	2024		Rec ECF
1 STY 0.734		3	1 STY	0.859	0.859
2 STY - 1.75 Sty 0.748		7	2 STY - 1.75 Sty	0.836	0.836
Total		10			

**One Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 032 02 0015 000	47526 ARBOR TRAIL	05/06/2022	03-ARM'S LENGTH	\$445,000	\$193,500	43.48	\$417,731	\$145,000	35%	\$300,000	\$371,568	0.807	1,884	\$159.24	5.2126	1.00 STORY	
77 032 02 0030 000	47796 ARBOR TRAIL	08/09/2021	03-ARM'S LENGTH	\$440,000	\$192,400	43.73	\$443,172	\$147,860	33%	\$292,140	\$402,332	0.726	1,770	\$165.05	13.3399	1.00 STORY	
77 032 02 0047 000	47825 LAKE VIEW CT	08/01/2022	03-ARM'S LENGTH	\$552,500	\$200,000	36.20	\$431,214	\$145,000	34%	\$407,500	\$389,937	1.045	2,009	\$202.84	18.5525	1.00 STORY	
<b>Totals:</b>				<b>\$1,437,500</b>	<b>\$585,900</b>		<b>\$1,292,117</b>		<b>34%</b>	<b>\$999,640</b>	<b>\$1,163,837</b>			<b>\$175.71</b>		<b>0.0598</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.76</b>					<b>E.C.F. =&gt;</b>	<b>0.859</b>		<b>Std. Deviation=&gt;</b>	<b>0.165728609</b>		
					<b>Std. Dev. =&gt;</b>	<b>4.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.860</b>		<b>Ave. Variance=&gt;</b>	<b>12.3683</b>	<b>Coefficient of Var=&gt;</b>	<b>14.38989592</b>
																	\$479,167

**Multi Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 032 02 0053 000	17410 LAKE VIEW CIR	07/06/2021	03-ARM'S LENGTH	\$540,000	\$225,700	41.80	\$543,786	\$148,968	27%	\$391,032	\$527,831	0.741	2,511	\$155.73	9.6434	2.00 STORY	
77 032 02 0064 000	17578 LAKE VIEW CIR	11/23/2021	03-ARM'S LENGTH	\$505,000	\$216,000	42.77	\$533,077	\$177,000	33%	\$328,000	\$476,038	0.689	2,694	\$121.75	14.8241	1.75 STORY	
77 032 02 0068 000	17638 LAKE VIEW CIR	09/06/2022	03-ARM'S LENGTH	\$637,500	\$222,100	34.84	\$543,447	\$177,911	33%	\$459,589	\$488,684	0.940	2,529	\$181.73	10.3201	2.00 STORY	
77 032 02 0070 000	17665 LAKE VIEW CIR	08/17/2022	03-ARM'S LENGTH	\$625,000	\$228,100	36.50	\$557,662	\$181,701	33%	\$443,299	\$502,621	0.882	2,532	\$175.08	4.4713	2.00 STORY	
77 032 02 0076 000	17501 LAKE VIEW CIR	08/04/2021	03-ARM'S LENGTH	\$541,000	\$214,800	39.70	\$531,360	\$186,130	35%	\$354,870	\$461,537	0.769	2,526	\$140.49	6.8374	2.00 STORY	
77 032 02 0081 000	17359 LAKE VIEW CIR	01/24/2022	03-ARM'S LENGTH	\$565,000	\$218,100	38.60	\$538,113	\$178,879	33%	\$386,121	\$480,259	0.804	2,554	\$151.18	3.3277	2.00 STORY	
77 032 02 0086 000	17281 LAKE VIEW CIR	05/31/2022	03-ARM'S LENGTH	\$670,000	\$219,300	32.73	\$536,343	\$188,810	35%	\$481,190	\$464,616	1.036	2,550	\$188.70	19.8411	2.00 STORY	
<b>Totals:</b>				<b>\$4,083,500</b>	<b>\$1,544,100</b>		<b>\$3,783,788</b>		<b>33%</b>	<b>\$2,844,101</b>	<b>\$3,401,586</b>			<b>\$159.24</b>		<b>0.1151</b>	
					<b>Sale. Ratio =&gt;</b>	<b>37.81</b>					<b>E.C.F. =&gt;</b>	<b>0.836</b>		<b>Std. Deviation=&gt;</b>	<b>0.121842626</b>		
					<b>Std. Dev. =&gt;</b>	<b>3.66</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.837</b>		<b>Ave. Variance=&gt;</b>	<b>9.8950</b>	<b>Coefficient of Var=&gt;</b>	<b>11.81829417</b>

**03003 Hidden Ridge**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.622</b>	4	0.622
2023	0.645		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 023 02 0018 000	50960 BELMONT PARK CT	05/10/2021	03-ARM'S LENGTH	\$625,000	\$284,800	45.57	\$752,763	\$185,301	\$439,699	\$717,398	0.613	3,130	\$140.48	1.1781	2.00 STORY
77 025 01 0009 000	49652 WATERSTONE ESTATES CIR	11/19/2021	03-ARM'S LENGTH	\$645,000	\$283,600	43.97	\$664,976	\$201,712	\$443,288	\$676,297	0.655	3,269	\$135.60	3.0775	2.00 STORY
77 025 01 0009 000	49652 WATERSTONE ESTATES CIR	02/18/2022	03-ARM'S LENGTH	\$685,000	\$283,600	41.40	\$664,976	\$201,712	\$483,288	\$676,297	0.715	3,269	\$147.84	8.9920	2.00 STORY
77 030 04 0001 000	18994 GRANDE VISTA DR	07/23/2021	03-ARM'S LENGTH	\$560,000	\$295,200	52.71	\$656,010	\$176,800	\$383,200	\$742,961	0.516	3,190	\$120.13	10.8915	2.00 STORY
<b>Totals:</b>				<b>\$2,515,000</b>	<b>\$1,147,200</b>		<b>\$2,738,725</b>		<b>\$1,749,475</b>	<b>\$2,812,953</b>			<b>\$136.01</b>		<b>0.2753</b>
						<b>Sale. Ratio =&gt;</b>	<b>45.61</b>			<b>E.C.F. =&gt;</b>	<b>0.622</b>	<b>Std. Deviation</b>	<b>0.083733616</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.85</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.625</b>	<b>Ave. Variance</b>	<b>6.0348</b>	<b>Coefficient of Var=&gt;</b>	<b>9.660433434</b>

**00502 Highland Lakes Sub 1,2,3**

	Final ECF	# of Sales	Rec ECF
2024	1.695	11	1.695
2023	1.544		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 005 02 0027 000	20030 RIPPLING LN	12/09/2022	03-ARM'S LENGTH	\$420,000	\$180,000	42.86	\$402,834	\$110,098	27%	\$309,902	\$189,595	1.635	2,104	\$147.29	5.7610	QUAD/TRI LEVEL		
77 005 02 0045 000	20233 RIPPLING LN	02/09/2022	03-ARM'S LENGTH	\$491,000	\$198,600	40.45	\$453,554	\$113,831	25%	\$377,169	\$220,027	1.714	2,765	\$136.41	2.2037	QUAD/TRI LEVEL		
77 005 03 0065 000	19792 SCENIC HARBOUR DR	11/01/2021	03-ARM'S LENGTH	\$466,011	\$176,300	37.83	\$426,508	\$100,831	24%	\$365,180	\$210,930	1.731	2,267	\$161.09	3.9128	2.00 STORY		
77 008 02 0099 000	19455 SCENIC HARBOUR DR	10/27/2022	03-ARM'S LENGTH	\$491,000	\$203,900	41.53	\$452,344	\$136,134	30%	\$354,866	\$204,799	1.733	2,229	\$159.20	4.0596	2.00 STORY		
77 008 02 0107 000	19379 GRANITE CT	08/16/2021	03-ARM'S LENGTH	\$403,000	\$170,000	42.18	\$402,647	\$95,672	24%	\$307,328	\$198,818	1.546	2,230	\$137.82	14.6381	2.00 STORY		
77 008 02 0129 000	19510 SCENIC HARBOUR DR	04/01/2022	03-ARM'S LENGTH	\$385,000	\$168,800	43.84	\$377,665	\$97,713	26%	\$287,287	\$181,316	1.584	2,001	\$143.57	10.7702	2.00 STORY		
77 008 02 0130 000	19520 SCENIC HARBOUR DR	04/21/2023	03-ARM'S LENGTH	\$482,000	\$200,600	41.62	\$410,661	\$103,062	25%	\$378,938	\$199,222	1.902	2,243	\$168.94	20.9932	2.00 STORY		
<b>Totals:</b>				<b>\$3,138,011</b>	<b>\$1,298,200</b>		<b>\$2,926,213</b>		<b>26%</b>	<b>\$2,380,670</b>	<b>\$1,404,707</b>			<b>\$150.62</b>		<b>0.2624</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.37</b>					<b>E.C.F. =&gt;</b>	<b>1.695</b>	<b>Std. Deviation=&gt;</b>		<b>0.118379572</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.93</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.692</b>	<b>Ave. Variance=&gt;</b>		<b>8.9055</b>	<b>Coefficient of Var=&gt;</b>	<b>5.262822852</b>



77 005 05 0583 000	19706 DEARBORN CT	10/28/2021	03-ARM'S LENGTH	\$210,000	\$88,100	41.95	\$223,383	\$75,000	34%	\$135,000	\$108,229	1.247	1,370	\$98.54	20.2205	2.00 STORY		
Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 005 05 0588 000	19716 DEARBORN CT	08/26/2022	03-ARM'S LENGTH	\$260,000	\$91,500	35.19	\$223,053	\$75,654	34%	\$184,346	\$107,512	1.715	1,402	\$131.49	26.5095	2.00 STORY		
77 005 05 0607 000	42349 AMBOY CT.	05/26/2021	03-ARM'S LENGTH	\$228,000	\$93,400	40.96	\$235,364	\$75,257	32%	\$152,743	\$116,781	1.308	1,359	\$112.39	14.1616	2.00 STORY		
77 005 05 0611 000	42333 AMBOY CT	04/09/2021	03-ARM'S LENGTH	\$221,000	\$86,000	38.91	\$218,631	\$75,000	34%	\$146,000	\$104,763	1.394	1,370	\$106.57	5.5938	2.00 STORY		
77 005 05 0629 000	42250 NORWOOD CT	09/26/2022	03-ARM'S LENGTH	\$276,000	\$102,800	37.25	\$244,715	\$66,257	27%	\$209,743	\$130,166	1.611	1,638	\$128.05	16.1790	2.00 STORY		
77 005 05 0632 000	42253 SCENIC LN	06/14/2021	03-ARM'S LENGTH	\$279,900	\$103,100	36.83	\$257,429	\$75,257	29%	\$204,643	\$132,875	1.540	1,638	\$124.93	9.0557	2.00 STORY		
77 005 05 0644 000	42206 FARRAGUT CT	12/07/2021	03-ARM'S LENGTH	\$240,000	\$98,900	41.21	\$243,847	\$66,257	27%	\$173,743	\$129,533	1.341	1,638	\$106.07	10.8257	2.00 STORY		
77 005 05 0655 000	42154 FARRAGUT CT	06/18/2021	03-ARM'S LENGTH	\$260,000	\$99,500	38.27	\$245,508	\$70,593	29%	\$189,407	\$127,582	1.485	1,626	\$116.49	3.5030	2.00 STORY		
77 005 05 0690 000	42020 QUEEN ANNE CT	04/22/2022	03-ARM'S LENGTH	\$225,000	\$78,900	35.07	\$189,568	\$66,000	35%	\$159,000	\$90,129	1.764	1,134	\$140.21	31.4578	2.00 STORY		
77 005 05 0691 000	42016 QUEEN ANNE CT	10/14/2022	03-ARM'S LENGTH	\$224,800	\$101,800	45.28	\$242,382	\$66,691	28%	\$158,109	\$128,148	1.234	1,638	\$96.53	21.5760	2.00 STORY		
77 005 05 0691 000	42016 QUEEN ANNE CT	02/02/2023	03-ARM'S LENGTH	\$267,000	\$101,800	38.13	\$242,382	\$66,691	28%	\$200,309	\$128,148	1.563	1,638	\$122.29	11.3547	2.00 STORY		
<b>Totals:</b>				<b>\$12,005,650</b>	<b>\$4,736,200</b>		<b>\$11,562,791</b>		<b>32%</b>	<b>\$8,305,693</b>	<b>\$5,735,083</b>			<b>\$113.28</b>		<b>0.1334</b>		
						<b>Sale. Ratio =&gt;</b>	<b>39.45</b>					<b>E.C.F. =&gt;</b>	<b>1.448</b>	<b>Std. Deviation=&gt;</b>		<b>0.175233076</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.21</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.450</b>	<b>Ave. Variance=&gt;</b>		<b>14.1811</b>	<b>Coefficient of Var=&gt;</b>	<b>9.78302104</b>

**01301 Hillcrest Manor-Taft Colony**

Reviewed with Whipple Est and Northville Hills

2023	Sales	<b>2024 Final ECF</b>	Rec ECF
1.828	7	<b>1.932</b>	1.932

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 013 03 0023 000	20311 WOODHILL DR	06/07/2022	03-ARM'S LENGTH	\$660,000	\$257,000	38.94	\$549,283	\$130,335	24%	\$529,665	\$229,183	2.311	2,912	\$181.89	54.3291	2.00 STORY		
77 013 03 0026 000	20249 WOODHILL DR	06/04/2021	03-ARM'S LENGTH	\$594,000	\$228,500	38.47	\$513,033	\$119,200	23%	\$474,800	\$215,444	2.204	2,692	\$176.37	43.6011	2.00 STORY		
77 013 02 0005 000	20001 SPRINGWOOD ST	03/18/2022	03-ARM'S LENGTH	\$540,000	\$177,100	32.80	\$406,852	\$165,829	41%	\$374,171	\$157,944	2.369	1,839	\$203.46	236.9011	1.00 STORY		
77 013 02 0017 000	20137 W WHIPPLE DR	03/29/2022	03-ARM'S LENGTH	\$525,000	\$214,200	40.80	\$473,863	\$151,140	32%	\$373,860	\$211,482	1.768	1,857	\$201.32	24.2349	1.00 STORY		
77 013 02 0021 000	20172 W WHIPPLE DR	03/25/2022	03-ARM'S LENGTH	\$515,000	\$236,800	45.98	\$523,340	\$179,703	34%	\$335,297	\$225,188	1.489	2,504	\$133.90	52.1194	QUAD/TRI LEVEL		
77 015 01 0011 002	47103 TIMBERLANE ST	02/24/2023	03-ARM'S LENGTH	\$588,000	\$185,500	31.55	\$401,506	\$93,423	23%	\$494,577	\$201,889	2.450	2,557	\$193.42	43.9588	2.00 STORY		
77 015 99 0018 000	46601 W MAIN ST	05/28/2021	03-ARM'S LENGTH	\$780,000	\$335,800	43.05	\$798,531	\$174,850	22%	\$605,150	\$408,703	1.481	3,244	\$186.54	52.9500	2.00 STORY		
<b>Totals:</b>				<b>\$4,202,000</b>	<b>\$1,634,900</b>		<b>\$3,666,408</b>		<b>28%</b>	<b>\$3,187,520</b>	<b>\$1,649,833</b>			<b>\$182.42</b>		<b>7.8133</b>		
						<b>Sale. Ratio =&gt;</b>	<b>38.91</b>					<b>E.C.F. =&gt;</b>	<b>1.932</b>	<b>Std. Deviation=&gt;</b>		<b>0.420481697</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.20</b>					<b>Ave. E.C.F. =&gt;</b>	<b>2.010</b>	<b>Ave. Variance=&gt;</b>		<b>72.5849</b>	<b>Coefficient of Var=&gt;</b>	<b>36.10903343</b>

01601 Knapps-Nthvl Gard-Hidden Valley

	ECF		Final ECF	# of Sales	Rec ECF
2023	2.083	2024	2.292	6	2.292

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 016 01 0007 005	45882 7 MILE RD	05/26/2021	03-ARM'S LENGTH	\$575,000	\$202,500	35.22	\$481,751	\$135,375	28%	\$439,625	\$166,287	2.644	2,283	\$192.56	37.6888	QUAD/TRI LEVEL
77 016 01 0009 015	46078 FREDERICK ST	05/25/2023	03-ARM'S LENGTH	\$280,000	\$140,800	50.29	\$292,802	\$101,593	35%	\$178,407	\$91,795	1.944	936	\$190.61	32.3347	1.00 STORY
77 016 01 0009 018	46120 FREDERICK ST	09/15/2021	03-ARM'S LENGTH	\$213,700	\$90,800	42.49	\$216,248	\$60,000	28%	\$153,700	\$75,011	2.049	907	\$169.46	21.7852	1.00 STORY
77 016 01 0014 000	19639 CLEMENT RD	05/26/2021	03-ARM'S LENGTH	\$475,000	\$179,000	37.68	\$492,880	\$273,044	55%	\$201,956	\$105,538	1.914	1,107	\$182.44	35.3299	1.00 STORY
77 016 02 0005 000	46063 NEESON ST	11/01/2021	JLTI PARCEL ARM'S LEI	\$460,000	\$190,100	41.33	\$423,088	\$83,126	20%	\$376,874	\$163,820	2.301	2,066	\$182.42	3.3653	1.75 STORY
77 016 02 0027 000	46050 NEESON ST	06/16/2022	03-ARM'S LENGTH	\$245,000	\$92,800	37.88	\$201,325	\$65,095	32%	\$179,905	\$65,400	2.751	855	\$210.42	48.3957	1.00 STORY
<b>Totals:</b>				<b>\$2,248,700</b>	<b>\$896,000</b>		<b>\$2,108,094</b>			<b>\$1,530,467</b>	<b>\$667,851</b>			<b>\$187.98</b>		<b>2.4745</b>
						<b>Sale. Ratio =&gt;</b>	<b>39.85</b>			<b>E.C.F. =&gt;</b>	<b>2.292</b>	<b>Std. Deviation</b>	<b>0.361724719</b>			
						<b>Std. Dev. =&gt;</b>	<b>5.34</b>			<b>Ave. E.C.F. =&gt;</b>	<b>2.267</b>	<b>Ave. Variance:</b>	<b>29.8166</b>	<b>Coefficient of Var=&gt;</b>	<b>13.1531116</b>	



**05701 Lairdhaven Condos**

2023	ECF 1.070	2024	Final ECF 1.161	# of Sales 3	Rec ECF 1.161
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Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 032 02 0047 000	47825 LAKE VIEW CT	08/01/2022	03-ARM'S LENGTH	\$552,500	\$200,000	36.20	\$479,956	\$145,000	30%	\$407,500	\$389,937	1.045	2,009	\$202.84	'03202	16.7675	1.00 STORY
77 032 02 0086 000	17281 LAKE VIEW CIR	05/31/2022	03-ARM'S LENGTH	\$670,000	\$219,300	32.73	\$577,229	\$188,810	33%	\$481,190	\$464,616	1.036	2,550	\$188.70	'03202	17.7043	2.00 STORY
77 057 01 0001 000	16100 LAIRDHAVEN DR	03/31/2023	03-ARM'S LENGTH	\$540,000	\$185,300	34.31	\$413,247	\$135,000	33%	\$405,000	\$260,043	1.557	2,318	\$174.72	'05701	34.4719	1.50 STORY
<b>Totals:</b>				<b>\$1,762,500</b>	<b>\$604,600</b>		<b>\$1,470,432</b>			<b>\$1,293,690</b>	<b>\$1,114,596</b>			<b>\$188.75</b>		<b>5.2035</b>	
						<b>Sale. Ratio =&gt;</b>	<b>34.30</b>			<b>E.C.F. =&gt;</b>	<b>1.161</b>	<b>Std. Deviation=&gt;</b>		<b>0.298571978</b>			
						<b>Std. Dev. =&gt;</b>	<b>1.74</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.213</b>	<b>Ave. Variance=&gt;</b>		<b>22.9813</b>	<b>Coefficient of Var=&gt;</b>		<b>18.95023584</b>

04401 Lakes of Northville

	2024 ECF		Rec ECF	# of Sales	2023 ECF
1 Sty	1.103	1 Sty	1.103	3	1 Sty 1.131
2 Sty	1.230	2 Sty	1.230	15	2 Sty 1.160
				18	

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 044 01 0026 000	42559 BRADNER RD	06/10/2022	03-ARM'S LENGTH	\$489,000	\$187,400	38.32	\$440,953	\$150,194	34%	\$338,806	\$250,654	1.352	2,063	\$164.23	11.6725	2.00 STORY
77 044 01 0037 000	42440 BRADNER RD	06/21/2022	03-ARM'S LENGTH	\$525,000	\$186,200	35.47	\$437,207	\$128,713	29%	\$396,287	\$265,943	1.490	2,279	\$173.89	25.5157	2.00 STORY
77 044 01 0040 000	42380 BRADNER RD	10/28/2021	03-ARM'S LENGTH	\$468,000	\$208,600	44.57	\$486,003	\$131,200	27%	\$336,800	\$305,864	1.101	2,767	\$121.72	13.3820	2.00 STORY
77 044 01 0041 000	42360 BRADNER RD	06/17/2021	03-ARM'S LENGTH	\$480,000	\$205,000	42.71	\$479,904	\$136,242	28%	\$343,758	\$296,260	1.160	2,616	\$131.41	7.4637	2.00 STORY
77 044 01 0044 000	42300 BRADNER RD	05/25/2021	03-ARM'S LENGTH	\$495,000	\$205,300	41.47	\$481,431	\$149,209	31%	\$345,791	\$286,398	1.207	2,747	\$125.88	2.7583	2.00 STORY
77 044 01 0055 000	42309 WATERFALL RD	03/24/2022	03-ARM'S LENGTH	\$545,000	\$195,800	35.93	\$457,196	\$128,000	28%	\$417,000	\$283,789	1.469	2,539	\$164.24	23.4439	2.00 STORY
77 044 01 0077 000	42222 WATERFALL RD	09/02/2021	03-ARM'S LENGTH	\$480,000	\$195,600	40.75	\$455,603	\$128,000	28%	\$352,000	\$282,416	1.246	2,793	\$126.03	1.1426	2.00 STORY
77 044 01 0100 000	42301 WATERWHEEL RD	08/19/2022	03-ARM'S LENGTH	\$535,000	\$198,100	37.03	\$464,551	\$136,798	29%	\$398,202	\$282,545	1.409	2,440	\$163.20	17.4377	2.00 STORY
77 044 01 0130 000	42023 CRESTVIEW CIR	11/15/2021	03-ARM'S LENGTH	\$536,000	\$238,500	44.50	\$583,687	\$236,048	40%	\$299,952	\$299,688	1.001	2,685	\$111.71	23.4082	2.00 STORY
77 044 01 0158 000	42128 CRESTVIEW CIR	06/23/2021	03-ARM'S LENGTH	\$565,000	\$227,700	40.30	\$542,575	\$184,978	34%	\$380,022	\$308,273	1.233	2,953	\$128.69	0.2218	2.00 STORY
77 044 01 0196 000	17100 PONVALLEY DR	08/12/2022	03-ARM'S LENGTH	\$550,000	\$204,900	37.25	\$479,540	\$143,648	30%	\$406,352	\$289,562	1.403	2,923	\$139.02	16.8371	2.00 STORY
77 044 01 0217 000	17443 FARMCREST LN	01/24/2023	03-ARM'S LENGTH	\$437,500	\$201,300	46.01	\$472,508	\$136,508	29%	\$300,992	\$289,655	1.039	2,591	\$116.17	19.5823	2.00 STORY
77 044 01 0234 000	17732 FARMCREST CT	07/29/2021	03-ARM'S LENGTH	\$495,000	\$203,700	41.15	\$473,710	\$128,000	27%	\$367,000	\$298,025	1.231	2,821	\$130.10	0.3522	2.00 STORY
77 044 01 0281 000	41430 WATERFALL RD	08/20/2021	03-ARM'S LENGTH	\$508,000	\$219,000	43.11	\$521,658	\$175,952	34%	\$332,048	\$298,022	1.114	2,757	\$120.44	12.0790	2.00 STORY
77 044 01 0288 000	17526 FARMCREST LN	06/18/2021	03-ARM'S LENGTH	\$485,000	\$215,800	44.49	\$512,563	\$168,990	33%	\$316,010	\$296,183	1.067	3,283	\$96.26	16.8021	2.00 STORY
<b>Totals:</b>				<b>\$7,593,500</b>	<b>\$3,092,900</b>		<b>\$7,289,089</b>		<b>31%</b>	<b>\$5,331,020</b>	<b>\$4,333,277</b>			<b>\$134.20</b>		<b>0.4711</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.73</b>					<b>E.C.F. =&gt;</b>	<b>1.230</b>	<b>Std. Deviation=&gt;</b>	<b>0.158744437</b>		
				<b>\$506,233</b>	<b>Std. Dev. =&gt;</b>	<b>3.42</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.235</b>	<b>Ave. Variance=&gt;</b>	<b>12.8066</b>	<b>Coefficient of Var=&gt;</b>	<b>10.3700368</b>

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 044 01 0017 000	17329 LILYPAD CT	06/18/2021	03-ARM'S LENGTH	\$417,500	\$187,000	44.79	\$437,009	\$152,059	35%	\$265,441	\$251,945	1.054	2,084	\$127.37	4.9967	1.00 STORY
77 044 01 0078 000	42200 WATERFALL RD	01/10/2022	03-ARM'S LENGTH	\$422,500	\$177,600	42.04	\$417,059	\$143,521	34%	\$278,979	\$241,854	1.154	1,886	\$147.92	4.9967	1.00 STORY
<b>Totals:</b>				<b>\$840,000</b>	<b>\$364,600</b>		<b>\$854,068</b>		<b>35%</b>	<b>\$544,420</b>	<b>\$493,799</b>			<b>\$137.65</b>		<b>0.1021</b>
					<b>Sale. Ratio =&gt;</b>	<b>43.40</b>					<b>E.C.F. =&gt;</b>	<b>1.103</b>	<b>Std. Deviation=&gt;</b>	<b>0.070664329</b>		
					<b>Std. Dev. =&gt;</b>	<b>1.95</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.104</b>	<b>Ave. Variance=&gt;</b>	<b>4.9967</b>	<b>Coefficient of Var=&gt;</b>	<b>4.52792618</b>



**04701 Maple Hills No. 1& 2**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.951</b>	3	0.951
2023	0.857		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 047 02 0083 000	18051 MAPLE HILL CT	09/28/2022	03-ARM'S LENGTH	\$547,500	\$213,400	38.98	\$469,292	\$124,188	26%	\$423,312	\$402,688	1.051	2,707	\$156.38	9.9292	2.00 STORY	
77 047 02 0125 000	17455 MAPLE HILL DR	11/16/2022	03-ARM'S LENGTH	\$500,000	\$221,400	44.28	\$487,022	\$134,858	28%	\$365,142	\$410,926	0.889	2,752	\$132.68	6.3341	2.00 STORY	
77 047 02 0154 000	17445 CAMERON DR	08/04/2021	03-ARM'S LENGTH	\$520,000	\$229,800	44.19	\$494,825	\$128,970	26%	\$391,030	\$426,901	0.916	2,879	\$135.82	3.5951	2.00 STORY	
<b>Totals:</b>				<b>\$1,567,500</b>	<b>\$664,600</b>		<b>\$1,451,139</b>		<b>27%</b>	<b>\$1,179,484</b>	<b>\$1,240,515</b>			<b>\$141.63</b>		<b>0.1122</b>	
						<b>Sale. Ratio =&gt;</b>	<b>42.40</b>					<b>E.C.F. =&gt;</b>	<b>0.951</b>	<b>Std. Deviation=&gt;</b>	<b>0.0870728</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.04</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.952</b>	<b>Ave. Variance=&gt;</b>	<b>6.6194</b>	<b>Coefficient of Var=&gt;</b>	<b>6.953747264</b>

**02401 Maybury Crossing**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.847</b>	2	0.847
2023	0.847		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 024 01 0001 000	19150 MAYBURY LN	02/22/2023	03-ARM'S LENGTH	\$920,000	\$453,600	49.30	\$977,432	\$276,300	28%	\$643,700	\$827,782	0.778	3,792	\$169.75	7.1294	2.00 STORY	
77 024 01 0009 000	50054 JONATHAN CT	10/28/2021	03-ARM'S LENGTH	\$985,115	\$409,400	41.56	\$927,599	\$262,142	28%	\$722,973	\$785,663	0.920	4,202	\$172.05	7.1294	2.00 STORY	
<b>Totals:</b>				<b>\$1,905,115</b>	<b>\$863,000</b>		<b>\$1,905,031</b>		<b>28%</b>	<b>\$1,366,673</b>	<b>\$1,613,445</b>			<b>\$170.90</b>		<b>0.1861</b>	
						<b>Sale. Ratio =&gt;</b>	<b>45.30</b>					<b>E.C.F. =&gt;</b>	<b>0.847</b>	<b>Std. Deviation=&gt;</b>	<b>0.100824464</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.48</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.849</b>	<b>Ave. Variance=&gt;</b>	<b>7.1294</b>	<b>Coefficient of Var=&gt;</b>	<b>8.39822104</b>

**004 Meadowbrook Estates - Renton**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.309</b>	4	1.309
2023	1.594		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 004 01 0004 002	19701 MEADOWBROOK RD	05/03/2022	03-ARM'S LENGTH	\$300,000	\$225,100	75.03	\$532,865	\$129,884	24%	\$170,116	\$252,811	0.673	2,516	\$67.61	'004	67.8790	2.00 STORY	
77 004 01 0013 000	19351 MEADOWBROOK RD	12/03/2021	03-ARM'S LENGTH	\$519,000	\$225,000	43.35	\$594,573	\$266,027	45%	\$252,973	\$206,114	1.227	2,792	\$90.61	'004	12.4343	1.00 STORY	
77 004 01 0021 000	40200 7 MILE RD	06/19/2023	03-ARM'S LENGTH	\$400,000	\$155,500	38.88	\$404,413	\$198,250	49%	\$201,750	\$129,336	1.560	2,051	\$98.37	'004	20.8202	2.00 STORY	
77 004 01 0032 301	19856 MEADOWBROOK RD	10/12/2022	03-ARM'S LENGTH	\$615,000	\$213,400	34.70	\$534,847	\$172,518	32%	\$442,482	\$227,308	1.947	2,158	\$205.04	'004	59.4931	QUAD/TRI LEVEL	
<b>Totals:</b>				<b>\$1,834,000</b>	<b>\$819,000</b>		<b>\$2,066,698</b>		<b>38%</b>	<b>\$1,067,321</b>	<b>\$815,569</b>			<b>\$115.41</b>		<b>4.3005</b>		
						<b>Sale. Ratio =&gt;</b>	<b>44.66</b>					<b>E.C.F. =&gt;</b>	<b>1.309</b>	<b>Std. Deviation=&gt;</b>		<b>0.53960106</b>		
						<b>Std. Dev. =&gt;</b>	<b>18.37</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.352</b>	<b>Ave. Variance=&gt;</b>		<b>40.1567</b>	<b>Coefficient of Var=&gt;</b>	<b>29.70852272</b>

06904 Meadows at Northville Ridge

	Final ECF	# of Sales	Rec ECF
2024	0.696	24	0.696
2023	0.671		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 069 04 0009 000	50592 LIVINGSTON DR	09/29/2022	03-ARM'S LENGTH	\$655,000	\$255,100	38.95	\$639,760	\$210,424	33%	\$444,576	\$639,845	0.695	3,047	\$145.91	0.1828	2.00 STORY
77 069 04 0019 000	50472 LIVINGSTON DR	05/02/2022	03-ARM'S LENGTH	\$628,500	\$230,200	36.63	\$570,496	\$153,715	27%	\$474,785	\$621,134	0.764	3,008	\$157.84	6.7738	2.00 STORY
77 069 04 0025 000	50400 LIVINGSTON DR	04/23/2021	03-ARM'S LENGTH	\$550,000	\$223,700	40.67	\$564,465	\$161,062	29%	\$388,938	\$601,196	0.647	2,963	\$131.26	4.9706	2.00 STORY
77 069 04 0026 000	50388 LIVINGSTON DR	07/26/2022	03-ARM'S LENGTH	\$530,000	\$199,700	37.68	\$498,266	\$157,218	32%	\$372,782	\$508,268	0.733	2,482	\$150.19	3.6789	2.00 STORY
77 069 04 0029 000	50352 LIVINGSTON DR	07/22/2022	03-ARM'S LENGTH	\$600,000	\$242,800	40.47	\$594,345	\$131,882	22%	\$468,118	\$689,214	0.679	3,788	\$123.58	1.7441	2.00 STORY
77 069 04 0042 000	50244 LIVINGSTON DR	08/31/2022	03-ARM'S LENGTH	\$572,000	\$232,000	40.56	\$574,050	\$152,740	27%	\$419,260	\$627,883	0.668	3,360	\$124.78	2.8911	2.00 STORY
77 069 04 0087 000	17024 COURVILLE DR	02/28/2022	03-ARM'S LENGTH	\$677,000	\$243,100	35.91	\$615,573	\$196,122	32%	\$480,878	\$625,113	0.769	3,228	\$148.97	7.2619	2.00 STORY
77 069 04 0096 000	16943 COURVILLE DR	07/09/2021	03-ARM'S LENGTH	\$541,000	\$199,200	36.82	\$504,026	\$153,991	31%	\$387,009	\$521,661	0.742	2,509	\$154.25	4.5232	2.00 STORY
77 069 04 0101 000	16952 ALGONQUIN DR	06/23/2021	03-ARM'S LENGTH	\$590,000	\$234,500	39.75	\$591,968	\$170,065	29%	\$419,935	\$628,767	0.668	2,964	\$141.68	2.8776	2.00 STORY
77 069 04 0105 000	17012 ALGONQUIN DR	05/31/2022	03-ARM'S LENGTH	\$624,000	\$233,100	37.36	\$584,506	\$187,497	32%	\$436,503	\$591,667	0.738	3,083	\$141.58	4.1105	2.00 STORY
77 069 04 0119 000	16981 ALGONQUIN DR	07/19/2022	03-ARM'S LENGTH	\$640,000	\$236,800	37.00	\$584,446	\$165,982	28%	\$474,018	\$623,642	0.760	3,230	\$146.75	6.3434	2.00 STORY
77 069 04 0132 000	16990 CARRIAGE WAY	09/30/2022	03-ARM'S LENGTH	\$580,000	\$220,700	38.05	\$550,371	\$165,657	30%	\$414,343	\$573,344	0.723	2,954	\$140.27	2.6031	2.00 STORY
77 069 04 0134 000	17010 CARRIAGE WAY	05/14/2021	03-ARM'S LENGTH	\$566,700	\$243,000	42.88	\$611,865	\$171,991	28%	\$394,709	\$655,549	0.602	2,981	\$132.41	9.4542	2.00 STORY
77 069 04 0139 000	17060 CARRIAGE WAY	10/12/2021	03-ARM'S LENGTH	\$510,000	\$213,900	41.94	\$539,230	\$154,238	29%	\$355,762	\$573,758	0.620	2,909	\$122.30	7.6591	2.00 STORY
77 069 04 0150 000	17009 CARRIAGE WAY	06/30/2021	03-ARM'S LENGTH	\$500,000	\$208,200	41.64	\$527,312	\$159,446	30%	\$340,554	\$548,235	0.621	2,678	\$127.17	7.5464	2.00 STORY
77 069 04 0156 000	49703 PARKSIDE DR	05/03/2021	03-ARM'S LENGTH	\$550,000	\$223,800	40.69	\$563,787	\$164,215	29%	\$385,785	\$595,487	0.648	2,988	\$129.11	4.8799	2.00 STORY
77 069 04 0172 000	49855 PARKSIDE DR	06/30/2021	03-ARM'S LENGTH	\$625,000	\$245,500	39.28	\$642,670	\$178,682	28%	\$446,318	\$691,487	0.645	3,281	\$136.03	5.1200	2.00 STORY
77 069 04 0200 000	17058 BOULDER DR	07/01/2022	03-ARM'S LENGTH	\$637,000	\$236,400	37.11	\$585,089	\$152,740	26%	\$484,260	\$644,335	0.752	2,963	\$163.44	5.4919	2.00 STORY
77 069 04 0201 000	17066 BOULDER DR	09/30/2022	03-ARM'S LENGTH	\$660,000	\$242,500	36.74	\$599,395	\$162,373	27%	\$497,627	\$651,299	0.764	3,279	\$151.76	6.7406	2.00 STORY
77 069 04 0205 000	49912 PARKSIDE DR	05/11/2021	03-ARM'S LENGTH	\$571,000	\$228,300	39.98	\$574,866	\$153,016	27%	\$417,984	\$628,688	0.665	3,268	\$127.90	3.1795	2.00 STORY
77 069 04 0212 000	50630 HAWTHORNE CT	11/22/2021	03-ARM'S LENGTH	\$545,700	\$227,600	41.71	\$574,613	\$163,214	28%	\$382,486	\$613,113	0.624	3,106	\$123.14	7.2804	2.00 STORY
77 069 04 0217 000	50635 HAWTHORNE CT	06/16/2021	03-ARM'S LENGTH	\$525,000	\$203,000	38.67	\$543,896	\$169,780	31%	\$355,220	\$557,549	0.637	2,496	\$142.32	5.9537	2.00 STORY
77 069 04 0220 000	49856 PARKSIDE DR	05/02/2022	03-ARM'S LENGTH	\$565,000	\$204,700	36.23	\$511,685	\$161,950	32%	\$403,050	\$521,214	0.773	2,607	\$154.60	7.6644	2.00 STORY
77 069 04 0241 000	49720 PARKSIDE DR	07/12/2021	03-ARM'S LENGTH	\$650,000	\$230,100	35.40	\$579,350	\$152,740	26%	\$497,260	\$635,782	0.782	3,175	\$156.62	8.5477	2.00 STORY
<b>Totals:</b>				<b>\$14,092,900</b>	<b>\$5,457,900</b>		<b>\$13,726,030</b>		<b>29%</b>	<b>\$10,142,160</b>	<b>\$14,568,230</b>			<b>\$140.58</b>		<b>0.0463</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.73</b>				<b>E.C.F. =&gt;</b>	<b>0.696</b>		<b>Std. Deviation=&gt;</b>	<b>0.059047771</b>		
				<b>\$587,204</b>	<b>Std. Dev. =&gt;</b>	<b>2.17</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.697</b>		<b>Ave. Variance=&gt;</b>	<b>5.3116</b>	<b>Coefficient of Var=&gt;</b>	<b>7.62454686</b>

**02806 Mill Ridge Condos (Detached)**

	Final ECF	# of Sales	Rec ECF
<b>2023</b>	<b>0.871</b>	28	0.871
2022	0.854		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 028 06 0036 000	17202 GARDEN RIDGE LN	04/30/2021	25-PARTIAL CONSTRUCTION	\$564,159	\$0	0.00	\$595,149	\$182,000	31%	\$382,159	\$483,781	0.790	1,887	\$202.52	7.9486	1.00 STORY
77 028 06 0037 000	17218 GARDEN RIDGE LN	02/03/2023	25-PARTIAL CONSTRUCTION	\$654,472	\$75,000	11.46	\$602,127	\$182,000	30%	\$472,472	\$491,951	0.960	1,881	\$251.18	9.0976	1.00 STORY
77 028 06 0038 000	17226 GARDEN RIDGE LN	10/28/2022	25-PARTIAL CONSTRUCTION	\$625,305	\$75,000	11.99	\$605,809	\$182,000	30%	\$443,305	\$496,263	0.893	1,887	\$234.93	2.3858	1.00 STORY
77 028 06 0039 000	17242 GARDEN RIDGE LN	12/31/2021	25-PARTIAL CONSTRUCTION	\$640,088	\$0	0.00	\$636,530	\$182,000	29%	\$458,088	\$532,236	0.861	1,892	\$242.12	0.8743	1.00 STORY
77 028 06 0042 000	17274 GARDEN RIDGE LN	09/01/2021	25-PARTIAL CONSTRUCTION	\$601,685	\$0	0.00	\$602,265	\$182,000	30%	\$419,685	\$492,113	0.853	1,885	\$222.64	1.6606	1.00 STORY
77 028 06 0045 000	17299 GARDEN RIDGE LN	03/01/2023	03-ARM'S LENGTH	\$640,000	\$271,400	42.41	\$592,266	\$182,000	31%	\$458,000	\$480,405	0.953	1,887	\$242.71	8.3934	1.00 STORY
77 028 06 0046 000	17291 GARDEN RIDGE LN	11/14/2022	25-PARTIAL CONSTRUCTION	\$625,000	\$75,000	12.00	\$602,218	\$182,000	30%	\$443,000	\$492,058	0.900	1,887	\$234.76	3.0872	1.00 STORY
77 028 06 0047 000	17275 GARDEN RIDGE LN	08/11/2021	25-PARTIAL CONSTRUCTION	\$593,188	\$0	0.00	\$598,365	\$182,000	30%	\$411,188	\$487,546	0.843	1,885	\$218.14	2.6045	1.00 STORY
77 028 06 0049 000	17090 PRINCETON LN	07/18/2022	03-ARM'S LENGTH	\$553,669	\$89,900	16.24	\$594,451	\$182,000	31%	\$371,669	\$482,963	0.770	1,892	\$196.44	9.9868	1.00 STORY
77 028 06 0050 000	17102 PRINCETON LN	03/15/2023	25-PARTIAL CONSTRUCTION	\$620,000	\$75,000	12.10	\$606,337	\$182,000	30%	\$438,000	\$496,881	0.881	1,885	\$232.36	1.2070	1.00 STORY
77 028 06 0053 000	17138 PRINCETON LN	03/18/2022	25-PARTIAL CONSTRUCTION	\$602,550	\$0	0.00	\$588,087	\$182,000	31%	\$420,550	\$475,511	0.884	1,878	\$223.94	1.4989	1.00 STORY
77 028 06 0054 000	17150 PRINCETON LN	04/23/2021	25-PARTIAL CONSTRUCTION	\$583,437	\$0	0.00	\$627,939	\$182,000	29%	\$401,437	\$522,176	0.769	1,885	\$212.96	10.0651	1.00 STORY
77 028 06 0055 000	17162 PRINCETON LN	04/19/2022	25-PARTIAL CONSTRUCTION	\$633,415	\$107,100	16.91	\$598,035	\$182,000	30%	\$451,415	\$487,160	0.927	1,878	\$240.37	5.7197	1.00 STORY
77 028 06 0056 000	17228 PRINCETON LN	04/16/2021	24-PARTIAL ASSESSMENT	\$591,018	\$0	0.00	\$631,615	\$182,000	29%	\$409,018	\$526,481	0.777	1,885	\$216.99	9.2538	1.00 STORY
77 028 06 0058 000	17079 PRINCETON LN	07/26/2021	25-PARTIAL CONSTRUCTION	\$486,738	\$0	0.00	\$590,636	\$182,000	31%	\$304,738	\$478,496	0.637	1,885	\$161.66	23.2562	1.00 STORY
77 028 06 0061 000	17115 PRINCETON LN	12/30/2021	25-PARTIAL CONSTRUCTION	\$512,692	\$0	0.00	\$596,490	\$182,000	31%	\$330,692	\$485,351	0.681	1,892	\$174.78	18.8082	1.00 STORY
77 028 06 0063 000	17139 PRINCETON LN	10/26/2022	25-PARTIAL CONSTRUCTION	\$549,630	\$75,000	13.65	\$600,153	\$182,000	30%	\$367,630	\$489,640	0.751	1,887	\$194.82	11.8612	1.00 STORY
77 028 06 0065 000	17163 PRINCETON LN	10/20/2021	25-PARTIAL CONSTRUCTION	\$539,904	\$0	0.00	\$632,950	\$182,000	29%	\$357,904	\$528,044	0.678	1,887	\$189.67	19.1636	1.00 STORY
77 028 06 0068 000	17199 PRINCETON LN	11/03/2021	25-PARTIAL CONSTRUCTION	\$662,687	\$0	0.00	\$633,404	\$182,000	29%	\$480,687	\$528,576	0.909	1,885	\$255.01	3.9972	1.00 STORY
77 028 06 0069 000	17211 PRINCETON LN	04/15/2022	25-PARTIAL CONSTRUCTION	\$746,881	\$120,000	16.07	\$635,161	\$182,000	29%	\$564,881	\$530,633	1.065	1,878	\$300.79	19.5113	1.00 STORY
77 028 06 0072 000	17170 GARDEN RIDGE LN	07/28/2022	25-PARTIAL CONSTRUCTION	\$619,892	\$90,500	14.60	\$598,186	\$182,000	30%	\$437,892	\$487,337	0.899	1,881	\$232.80	2.9112	1.00 STORY
77 028 06 0073 000	17178 GARDEN RIDGE LN	08/19/2022	25-PARTIAL CONSTRUCTION	\$688,273	\$90,500	13.15	\$637,340	\$182,000	29%	\$506,273	\$533,185	0.950	1,892	\$267.59	8.0098	1.00 STORY
77 028 06 0074 000	49553 MILLSTONE CT	05/20/2022	25-PARTIAL CONSTRUCTION	\$688,212	\$107,100	15.56	\$636,879	\$182,629	29%	\$505,583	\$531,908	0.951	1,881	\$268.78	8.1080	1.00 STORY
77 028 06 0077 000	49589 MILLSTONE CT	09/01/2022	25-PARTIAL CONSTRUCTION	\$694,468	\$75,000	10.80	\$632,341	\$182,000	29%	\$512,468	\$527,331	0.972	1,887	\$271.58	10.2386	1.00 STORY
77 028 06 0085 000	49542 PARKVIEW CT	06/23/2022	24-PARTIAL ASSESSMENT	\$571,114	\$89,900	15.74	\$598,950	\$182,000	30%	\$389,114	\$488,231	0.797	1,889	\$205.99	7.2441	1.00 STORY
77 028 06 0088 000	49494 PARKVIEW CT	12/28/2022	25-PARTIAL CONSTRUCTION	\$695,538	\$75,000	10.78	\$632,100	\$182,000	29%	\$513,538	\$527,049	0.974	1,876	\$273.74	10.4936	1.00 STORY
77 028 06 0090 000	49470 PARKVIEW CT	06/13/2022	25-PARTIAL CONSTRUCTION	\$713,255	\$89,900	12.60	\$633,442	\$182,000	29%	\$531,255	\$528,620	1.005	1,881	\$282.43	13.5556	1.00 STORY
77 028 06 0095 000	49471 PARKVIEW CT	12/21/2022	25-PARTIAL CONSTRUCTION	\$721,253	\$75,000	10.40	\$635,918	\$182,000	29%	\$539,253	\$531,519	1.015	1,878	\$287.14	14.5122	1.00 STORY
<b>Totals:</b>				<b>\$17,418,523</b>	<b>\$1,656,300</b>		<b>\$17,175,143</b>			<b>\$12,321,894</b>	<b>\$14,143,445</b>			<b>\$233.53</b>		<b>0.1780</b>
					<b>Sale. Ratio =&gt;</b>	<b>9.51</b>					<b>E.C.F. =&gt;</b>	<b>0.871</b>	<b>Std. Deviation=&gt;</b>	<b>0.108258539</b>		
				<b>\$622,090</b>	<b>Std. Dev. =&gt;</b>	<b>9.40</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.869</b>	<b>Ave. Variance=&gt;</b>	<b>8.7662</b>	<b>Coefficient of Var=&gt;</b>	<b>10.0827449</b>



## 02805 Mill Ridge Condos

(Duplexes)

(No New Sales Data)

	2023		2024	REC	Total Sales
1 STY	0.550	1 STY	<b>0.550</b>	na	0
2 STY	0.485	2 STY	<b>0.485</b>	na	0

Duplexes are all sold. Developer switched to building single detached units after starting with duplexes.

Based on reviewing the Coves at Northville and Arcadia Ridge, both duplex developments within the same vicinity are showing the market is trending upward.

Allowed for a small adjustment of 3 1/2 percent for land value increase.

**02502 MONCARET**

	Final ECF	# of Sales	Rec ECF
2024	0.812	13	0.812
2023	0.814		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% Of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 025 02 0011 000	19073 FLORISSANT DR	06/25/2021	25-PARTIAL CONSTRUCTION	\$1,134,982	\$218,100	19.22	\$1,365,078	\$303,197	22%	\$831,785	\$1,379,066	0.603	6,478	\$128.40	'02502	19.7355	2.00 STORY	
77 025 02 0012 000	19089 FLORISSANT DR	11/10/2022	25-PARTIAL CONSTRUCTION	\$1,180,000	\$504,000	42.71	\$1,056,598	\$300,249	28%	\$879,751	\$982,271	0.896	4,568	\$192.59	'02502	9.5123	2.00 STORY	
77 025 02 0026 000	18930 FLORISSANT DR	06/02/2022	25-PARTIAL CONSTRUCTION	\$1,050,562	\$189,300	18.02	\$1,244,666	\$278,520	22%	\$772,042	\$1,254,735	0.615	5,626	\$137.23	'02502	18.5204	2.00 STORY	
77 025 02 0031 000	19042 FLORISSANT DR	05/10/2021	25-PARTIAL CONSTRUCTION	\$1,349,837	\$219,000	16.22	\$1,413,756	\$364,930	26%	\$984,907	\$1,362,111	0.723	6,378	\$154.42	'02502	7.7433	2.00 STORY	
77 025 02 0033 000	19085 CHAUMONT WAY	07/22/2022	03-ARM'S LENGTH	\$2,500,000	\$699,900	28.00	\$1,473,350	\$261,969	18%	\$2,238,031	\$1,573,222	1.423	5,765	\$388.21	'02502	62.2072	2.00 STORY	
77 025 02 0036 000	18989 CHAUMONT WAY	07/28/2021	03-ARM'S LENGTH	\$1,663,400	\$705,300	42.40	\$1,507,497	\$255,090	17%	\$1,408,310	\$1,626,502	0.866	5,981	\$235.46	'02502	6.5346	2.00 STORY	
77 025 03 0040 000	18057 SHAGBARK DR	04/22/2021	25-PARTIAL CONSTRUCTION	\$1,349,252	\$224,200	16.62	\$1,361,192	\$265,897	20%	\$1,083,355	\$1,422,461	0.762	6,604	\$164.05	'02502	3.8900	2.00 STORY	
77 025 03 0041 000	18073 SHAGBARK DR	06/30/2023	03-ARM'S LENGTH	\$1,725,000	\$633,400	36.72	\$1,366,644	\$271,580	20%	\$1,453,420	\$1,422,161	1.022	6,028	\$241.11	'02502	22.1473	2.00 STORY	
77 025 03 0045 000	18137 SHAGBARK DR	10/18/2021	24-PARTIAL ASSESSMENT	\$1,220,355	\$156,500	12.82	\$1,277,492	\$272,630	21%	\$947,725	\$1,305,015	0.726	6,104	\$155.26	'02502	7.4289	2.00 STORY	
77 025 03 0050 000	50525 HUNTERS TRL	04/18/2022	25-PARTIAL CONSTRUCTION	\$1,242,409	\$168,200	13.54	\$1,212,935	\$256,564	21%	\$985,845	\$1,242,040	0.794	5,650	\$174.49	'02502	0.6776	2.00 STORY	
77 025 03 0052 000	50493 HUNTERS TRAIL	09/13/2021	03-ARM'S LENGTH	\$1,000,000	\$583,500	58.35	\$1,240,223	\$324,192	26%	\$675,808	\$1,189,650	0.568	5,270	\$128.24	'02502	23.2434	2.00 STORY	
77 025 03 0063 000	18280 SHAGBARK DR	12/16/2022	03-ARM'S LENGTH	\$1,200,000	\$572,300	47.69	\$1,204,265	\$316,788	26%	\$883,212	\$1,152,567	0.766	4,874	\$181.21	'02502	3.4207	2.00 STORY	
77 025 03 0075 000	18088 SHAGBARK DR	07/30/2021	25-PARTIAL CONSTRUCTION	\$1,136,214	\$201,100	17.70	\$1,305,799	\$276,881	21%	\$859,333	\$1,336,257	0.643	6,193	\$138.76	'02502	15.7417	2.00 STORY	
<b>Totals:</b>				<b>\$17,752,011</b>	<b>\$5,074,800</b>		<b>\$17,029,495</b>			<b>\$14,003,524</b>	<b>\$17,248,058</b>			<b>\$186.11</b>		<b>1.1383</b>		
						<b>Sale. Ratio =&gt;</b>	<b>28.59</b>					<b>E.C.F. =&gt;</b>	<b>0.812</b>	<b>Std. Deviation=&gt;</b>		<b>0.22650253</b>		
						<b>Std. Dev. =&gt;</b>	<b>15.27</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.801</b>	<b>Ave. Variance=&gt;</b>		<b>15.4464</b>	<b>Coefficient of Var=&gt;</b>	<b>19.2957391</b>

**01304 North Beacon Woods**

	Final ECF	# of Sales	Rec ECF
2024	0.956	11	0.956
2023	1.045		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 013 04 0019 000	20145 WOODBEND DR	04/16/2021	03-ARM'S LENGTH	\$525,000	\$216,700	41.28	\$564,520	\$176,738	31%	\$348,262	\$371,083	0.939	2,799	\$124.42	1.8887	2.00 STORY
77 013 04 0032 000	20413 WOODBEND DR	05/03/2021	03-ARM'S LENGTH	\$515,000	\$266,800	51.81	\$711,206	\$266,306	37%	\$248,694	\$425,741	0.584	3,226	\$77.09	37.3245	2.00 STORY
77 013 04 0044 000	20649 WOODBEND DR	09/23/2021	03-ARM'S LENGTH	\$525,000	\$227,400	43.31	\$613,382	\$243,205	40%	\$281,795	\$354,236	0.796	2,438	\$115.58	16.1888	2.00 STORY
77 013 04 0054 000	47039 WOODBEND CT	12/17/2021	03-ARM'S LENGTH	\$655,000	\$242,800	37.07	\$635,591	\$219,332	35%	\$435,668	\$398,333	1.094	3,240	\$134.47	13.6340	QUAD/TRI LEVEL
77 013 04 0067 000	46784 NORTHVALLEY DR	07/27/2022	03-ARM'S LENGTH	\$607,000	\$240,000	39.54	\$622,292	\$195,238	31%	\$411,762	\$408,664	1.008	2,824	\$145.81	5.0192	2.00 STORY
77 013 04 0088 000	45948 NORTHVALLEY DR	05/10/2021	03-ARM'S LENGTH	\$465,000	\$226,700	48.75	\$579,453	\$150,800	26%	\$314,200	\$410,194	0.766	2,867	\$109.59	19.1410	2.00 STORY
77 013 04 0105 000	46517 NORTHVALLEY DR	09/02/2022	03-ARM'S LENGTH	\$525,000	\$223,300	42.53	\$597,834	\$222,276	37%	\$302,724	\$359,385	0.842	2,415	\$125.35	11.5050	2.00 STORY
77 013 04 0117 000	46637 GREENRIDGE DR	03/17/2023	03-ARM'S LENGTH	\$640,000	\$224,200	35.03	\$586,183	\$188,500	32%	\$451,500	\$380,557	1.186	2,701	\$167.16	22.9030	2.00 STORY
77 013 04 0124 000	46875 GREENRIDGE DR	10/26/2022	03-ARM'S LENGTH	\$660,000	\$234,200	35.48	\$614,020	\$200,319	33%	\$459,681	\$395,886	1.161	2,669	\$172.23	20.3756	2.00 STORY
77 013 04 0131 000	20414 WOODBEND DR	09/30/2022	03-ARM'S LENGTH	\$620,000	\$230,500	37.18	\$601,813	\$199,806	33%	\$420,194	\$384,695	1.092	2,744	\$153.13	13.4890	2.00 STORY
77 013 04 0159 000	46066 GREENRIDGE DR	06/17/2021	03-ARM'S LENGTH	\$605,000	\$228,500	37.77	\$597,694	\$188,500	32%	\$416,500	\$391,573	1.064	2,713	\$153.52	10.6270	2.00 STORY
<b>Totals:</b>				<b>\$6,342,000</b>	<b>\$2,561,100</b>		<b>\$6,723,988</b>		<b>33%</b>	<b>\$4,090,980</b>	<b>\$4,280,347</b>			<b>\$134.40</b>		<b>0.1630</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.38</b>				<b>E.C.F. =&gt;</b>	<b>0.956</b>		<b>Std. Deviation=&gt;</b>	<b>0.189820389</b>		
				<b>\$576,545</b>	<b>11</b>	<b>Std. Dev. =&gt;</b>	<b>5.41</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.957</b>		<b>Ave. Variance=&gt;</b>	<b>15.6451</b>	<b>Coefficient of Var=&gt;</b>	<b>16.34139225</b>

**00806 Northridge Estates**

	Final ECF	# of Sales	Rec ECF
2024	0.991	20	0.991
2023	0.963		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 008 06 0002 000	19514 NORTHRIDGE DR	08/12/2021	03-ARM'S LENGTH	\$170,000	\$67,200	39.53	\$164,270	\$47,354	29%	\$122,646	\$121,408	1.010	1,177	\$104.20	1.8540	1.00 STORY
77 008 06 0006 000	19516 NORTHRIDGE DR	07/28/2022	03-ARM'S LENGTH	\$206,000	\$74,200	36.02	\$171,749	\$47,216	27%	\$158,784	\$129,317	1.228	1,213	\$130.90	23.6210	1.00 STORY
77 008 06 0007 000	19506 NORTHRIDGE DR	10/28/2022	03-ARM'S LENGTH	\$162,000	\$74,200	45.80	\$171,749	\$47,216	27%	\$114,784	\$129,317	0.888	1,213	\$94.63	10.4040	1.00 STORY
77 008 06 0009 000	19524 NORTHRIDGE DR	09/12/2022	03-ARM'S LENGTH	\$159,000	\$70,800	44.53	\$164,270	\$47,354	29%	\$111,646	\$121,408	0.920	1,177	\$94.86	7.2063	1.00 STORY
77 008 06 0023 000	19546 NORTHRIDGE DR	02/27/2023	03-ARM'S LENGTH	\$204,900	\$73,100	35.68	\$169,345	\$47,216	28%	\$157,684	\$126,821	1.243	1,213	\$130.00	25.1702	1.00 STORY
77 008 06 0025 000	19533 NORTHRIDGE DR	04/22/2021	03-ARM'S LENGTH	\$160,000	\$67,200	42.00	\$164,270	\$47,354	29%	\$112,646	\$121,408	0.928	1,177	\$95.71	6.3827	1.00 STORY
77 008 06 0026 000	19535 NORTHRIDGE DR	06/02/2021	03-ARM'S LENGTH	\$160,000	\$67,200	42.00	\$164,270	\$47,354	29%	\$112,646	\$121,408	0.928	1,177	\$95.71	6.3827	1.00 STORY
77 008 06 0038 000	19577 NORTHRIDGE DR	04/08/2022	03-ARM'S LENGTH	\$180,000	\$74,200	41.22	\$171,749	\$47,216	27%	\$132,784	\$129,317	1.027	1,213	\$109.47	3.5153	1.00 STORY
77 008 06 0041 000	19572 NORTHRIDGE DR	05/09/2022	03-ARM'S LENGTH	\$206,000	\$70,800	34.37	\$164,270	\$47,354	29%	\$158,646	\$121,408	1.307	1,177	\$134.79	31.5061	1.00 STORY
77 008 06 0046 000	19576 NORTHRIDGE DR.	11/02/2022	03-ARM'S LENGTH	\$135,000	\$75,100	55.63	\$173,767	\$47,216	27%	\$87,784	\$131,413	0.668	1,213	\$72.37	32.3656	1.00 STORY
77 008 06 0050 000	19615 NORTHRIDGE DR	12/15/2021	03-ARM'S LENGTH	\$160,000	\$67,200	42.00	\$164,270	\$47,354	29%	\$112,646	\$121,408	0.928	1,177	\$95.71	6.3827	1.00 STORY
77 008 06 0053 000	19607 NORTHRIDGE DR	08/27/2021	03-ARM'S LENGTH	\$160,000	\$70,400	44.00	\$171,749	\$47,216	27%	\$112,784	\$129,317	0.872	1,213	\$92.98	11.9506	1.00 STORY
77 008 06 0060 000	19623 NORTHRIDGE DR	08/05/2022	03-ARM'S LENGTH	\$168,000	\$70,800	42.14	\$164,270	\$47,354	29%	\$120,646	\$121,408	0.994	1,177	\$102.50	0.2067	1.00 STORY
77 008 06 0066 000	19595 NORTHRIDGE DR	02/28/2022	03-ARM'S LENGTH	\$161,100	\$68,100	42.27	\$166,287	\$47,354	28%	\$113,746	\$123,502	0.921	1,177	\$96.64	7.0652	1.00 STORY
77 008 06 0068 000	19583 NORTHRIDGE DR	08/03/2021	03-ARM'S LENGTH	\$175,000	\$67,200	38.40	\$164,270	\$47,354	29%	\$127,646	\$121,408	1.051	1,177	\$108.45	5.9724	1.00 STORY
77 008 06 0081 000	19665 NORTHRIDGE DR.	07/27/2021	03-ARM'S LENGTH	\$176,000	\$67,200	38.18	\$164,270	\$47,354	29%	\$128,646	\$121,408	1.060	1,177	\$109.30	6.7960	1.00 STORY
77 008 06 0088 000	19661 NORTHRIDGE DR.	12/23/2021	03-ARM'S LENGTH	\$183,000	\$69,400	37.92	\$169,345	\$47,216	28%	\$135,784	\$126,821	1.071	1,213	\$111.94	7.9018	1.00 STORY
77 008 06 0090 000	19695 NORTHRIDGE DR.	01/31/2022	03-ARM'S LENGTH	\$159,900	\$67,200	42.03	\$164,270	\$47,354	29%	\$112,546	\$121,408	0.927	1,177	\$95.62	6.4650	1.00 STORY
77 008 06 0099 000	19584 NORTHRIDGE DR	05/23/2022	03-ARM'S LENGTH	\$150,000	\$69,900	46.60	\$162,252	\$47,354	29%	\$102,646	\$119,312	0.860	1,177	\$87.21	13.1341	1.00 STORY
77 008 06 0102 000	19596 NORTHRIDGE DR.	03/07/2022	03-ARM'S LENGTH	\$177,000	\$70,400	39.77	\$171,749	\$47,216	27%	\$129,784	\$129,317	1.004	1,213	\$106.99	1.1954	1.00 STORY
<b>Totals:</b>				<b>\$3,412,900</b>	<b>\$1,401,800</b>		<b>\$3,342,441</b>		<b>28%</b>	<b>\$2,466,924</b>	<b>\$2,488,534</b>			<b>\$103.50</b>		<b>0.0341</b>
					<b>Sale. Ratio =&gt;</b>	<b>41.07</b>				<b>E.C.F. =&gt;</b>	<b>0.991</b>		<b>Std. Deviation=&gt;</b>	<b>0.146586356</b>		
				<b>\$170,645</b>	<b>20</b>	<b>Std. Dev. =&gt;</b>	<b>4.68</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.992</b>		<b>Ave. Variance=&gt;</b>	<b>10.7739</b>	<b>Coefficient of Var=&gt;</b>	<b>10.86452456</b>

**00804 Northridge Farms**

	Final ECF	# of Sales	Rec ECF
2024	0.975	11	0.975
2023	1.043		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
77 008 04 0003 000	19193 SURREY LANE	09/01/2021	03-ARM'S LENGTH	\$150,000	\$62,400	41.60	\$171,822	\$47,767	28%	\$102,233	\$118,940	0.860	1,177	\$86.86	'00804	11.5254	1.00 STORY		
77 008 04 0009 000	19143 SURREY LN	03/08/2022	03-ARM'S LENGTH	\$172,000	\$64,000	37.21	\$176,077	\$47,393	27%	\$124,607	\$123,378	1.010	1,177	\$105.87	'00804	3.5173	1.00 STORY		
77 008 04 0013 000	19145 SURREY LANE	08/19/2022	03-ARM'S LENGTH	\$170,000	\$72,500	42.65	\$177,374	\$47,292	27%	\$122,708	\$124,719	0.984	1,213	\$101.16	'00804	0.9087	1.00 STORY		
77 008 04 0020 000	19105 SURREY LANE	02/18/2022	03-ARM'S LENGTH	\$173,000	\$64,000	36.99	\$176,077	\$47,393	27%	\$125,607	\$123,378	1.018	1,177	\$106.72	'00804	4.3278	1.00 STORY		
77 008 04 0029 000	19167 SURREY LN	09/03/2021	03-ARM'S LENGTH	\$165,000	\$64,400	39.03	\$177,374	\$47,292	27%	\$117,708	\$124,719	0.944	1,213	\$97.04	'00804	3.1003	1.00 STORY		
77 008 04 0033 000	19225 SURREY LANE	01/13/2022	03-ARM'S LENGTH	\$163,000	\$64,000	39.26	\$176,077	\$47,393	27%	\$115,607	\$123,378	0.937	1,177	\$98.22	'00804	3.7774	1.00 STORY		
77 008 04 0039 000	19229 SURREY LN	03/25/2022	03-ARM'S LENGTH	\$185,000	\$64,400	34.81	\$177,225	\$47,292	27%	\$137,708	\$124,576	1.105	1,177	\$117.00	'00804	13.0625	1.00 STORY		
77 008 04 0050 000	19313 SURREY LANE	01/06/2023	03-ARM'S LENGTH	\$168,000	\$71,900	42.80	\$176,077	\$47,393	27%	\$120,607	\$123,378	0.978	1,177	\$102.47	'00804	0.2752	1.00 STORY		
77 008 04 0056 000	19325 SURREY LN	12/08/2021	03-ARM'S LENGTH	\$157,000	\$64,400	41.02	\$177,374	\$47,292	27%	\$109,708	\$124,719	0.880	1,213	\$90.44	'00804	9.5147	1.00 STORY		
77 008 04 0063 000	19349 SURREY LANE	08/16/2022	03-ARM'S LENGTH	\$180,000	\$72,500	40.28	\$177,374	\$47,292	27%	\$132,708	\$124,719	1.064	1,213	\$109.40	'00804	8.9267	1.00 STORY		
77 008 04 0072 000	19295 SURREY LANE	02/10/2022	03-ARM'S LENGTH	\$165,000	\$64,400	39.03	\$177,374	\$47,292	27%	\$117,708	\$124,719	0.944	1,213	\$97.04	'00804	3.1003	1.00 STORY		
<b>Totals:</b>				<b>\$1,848,000</b>	<b>\$728,900</b>		<b>\$1,940,225</b>		<b>27%</b>	<b>\$1,326,909</b>	<b>\$1,360,623</b>			<b>\$101.11</b>		<b>0.0433</b>			
						<b>Sale. Ratio =&gt;</b>	<b>39.44</b>					<b>E.C.F. =&gt;</b>	<b>0.975</b>	<b>Std. Deviation=&gt;</b>		<b>0.073428589</b>			
						<b>11</b>	<b>Std. Dev. =&gt;</b>	<b>2.49</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.975</b>	<b>Ave. Variance=&gt;</b>		<b>5.6397</b>	<b>Coefficient of Var=&gt;</b>	<b>5.785527283</b>

**00811 Northridge Manor (1) Bed Condo**

	Final ECF	# of Sales	Rec ECF
2024	0.945	5	0.945
2023	0.956		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 008 08 0001 000	19100 NORTHRIDGE DR.	02/10/2023	03-ARM'S LENGTH	\$145,000	\$52,300	36.07	\$137,478	\$47,176	34%	\$97,824	\$94,458	1.036	978	\$100.02	8.7383	1.00 STORY
77 008 08 0013 000	19122 NORTHRIDGE DR	01/03/2022	03-ARM'S LENGTH	\$138,000	\$51,600	37.39	\$137,336	\$47,176	34%	\$90,824	\$94,309	0.963	976	\$93.06	1.4795	1.00 STORY
77 008 08 0019 000	19144 NORTHRIDGE DR	08/25/2022	03-ARM'S LENGTH	\$143,000	\$57,500	40.21	\$151,162	\$47,794	32%	\$95,206	\$108,125	0.881	1,179	\$80.75	6.7734	1.00 STORY
77 008 08 0030 000	19162 NORTHRIDGE DR	06/06/2022	03-ARM'S LENGTH	\$145,000	\$57,500	39.66	\$151,162	\$47,794	32%	\$97,206	\$108,125	0.899	1,179	\$82.45	4.9237	1.00 STORY
77 008 08 0032 000	19158 NORTHRIDGE DR.	06/24/2021	03-ARM'S LENGTH	\$138,000	\$51,600	37.39	\$137,336	\$47,176	34%	\$90,824	\$94,309	0.963	976	\$93.06	1.4795	1.00 STORY
<b>Totals:</b>				<b>\$709,000</b>	<b>\$270,500</b>		<b>\$714,474</b>		<b>33%</b>	<b>\$471,884</b>	<b>\$499,326</b>			<b>\$89.87</b>		<b>0.3210</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.15</b>				<b>E.C.F. =&gt;</b>	<b>0.945</b>	<b>Std. Deviation=&gt;</b>		<b>0.061412006</b>		
				<b>\$141,800</b>	<b>5</b>	<b>Std. Dev. =&gt;</b>	<b>1.73</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.948</b>	<b>Ave. Variance=&gt;</b>		<b>4.6789</b>	<b>Coefficient of Var=&gt;</b>	<b>4.934204997</b>

**00808 Northridge Manor (2) Bed Condo**

	Final ECF	# of Sales	Rec ECF
2024	1.246	10	1.246
2023	1.090		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 008 08 0005 000	19108 NORTHRIDGE DR	06/16/2022	03-ARM'S LENGTH	\$211,000	\$65,600	31.09	\$154,246	\$47,176	31%	\$163,824	\$98,229	1.668	976	\$167.85	41.9492	1.00 STORY	
77 008 08 0024 000	19154 NORTHRIDGE DR	07/28/2021	03-ARM'S LENGTH	\$165,000	\$61,500	37.27	\$149,419	\$47,176	32%	\$117,824	\$93,800	1.256	918	\$128.35	0.7835	1.00 STORY	
77 008 08 0024 000	19154 NORTHRIDGE DR	01/06/2023	03-ARM'S LENGTH	\$191,500	\$63,500	33.16	\$149,419	\$47,176	32%	\$144,324	\$93,800	1.539	918	\$157.22	29.0351	1.00 STORY	
77 008 08 0027 000	19168 NORTHRIDGE DR	08/11/2021	03-ARM'S LENGTH	\$160,000	\$70,500	44.06	\$169,923	\$47,794	28%	\$112,206	\$112,044	1.001	1,179	\$95.17	24.6838	1.00 STORY	
77 008 08 0040 000	19194 NORTHRIDGE DR	09/13/2021	03-ARM'S LENGTH	\$132,000	\$63,600	48.18	\$154,246	\$47,176	31%	\$84,824	\$98,229	0.864	976	\$86.91	38.4751	1.00 STORY	
77 008 08 0053 000	19228 NORTHRIDGE DR	10/28/2021	03-ARM'S LENGTH	\$155,000	\$63,600	41.03	\$154,246	\$47,176	31%	\$107,824	\$98,229	1.098	976	\$110.48	15.0604	1.00 STORY	
77 008 08 0056 000	19234 NORTHRIDGE DR	05/03/2022	03-ARM'S LENGTH	\$158,000	\$65,600	41.52	\$154,246	\$47,176	31%	\$110,824	\$98,229	1.128	976	\$113.55	12.0064	1.00 STORY	
77 008 08 0056 000	19234 NORTHRIDGE DR	08/22/2022	03-ARM'S LENGTH	\$179,900	\$65,600	36.46	\$154,246	\$47,176	31%	\$132,724	\$98,229	1.351	976	\$135.99	10.2885	1.00 STORY	
77 008 08 0059 000	19246 NORTHRIDGE DR	12/13/2022	03-ARM'S LENGTH	\$205,700	\$72,600	35.29	\$169,923	\$47,794	28%	\$157,906	\$112,044	1.409	1,179	\$133.93	16.1037	1.00 STORY	
77 008 08 0076 000	19284 NORTHRIDGE DR	09/17/2021	03-ARM'S LENGTH	\$162,000	\$63,600	39.26	\$154,246	\$47,176	31%	\$114,824	\$98,229	1.169	976	\$117.65	7.9342	1.00 STORY	
<b>Totals:</b>				<b>\$1,720,100</b>	<b>\$655,700</b>		<b>\$1,564,160</b>			<b>\$1,247,104</b>	<b>\$1,001,062</b>			<b>\$124.71</b>		<b>0.2503</b>	
					<b>Sale. Ratio =&gt;</b>	<b>38.12</b>					<b>E.C.F. =&gt;</b>	<b>1.246</b>	<b>Std. Deviation=&gt;</b>	<b>0.247029398</b>			
				<b>\$172,010</b>	<b>10</b>	<b>Std. Dev. =&gt;</b>	<b>5.16</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.248</b>	<b>Ave. Variance=&gt;</b>	<b>19.6320</b>	<b>Coefficient of Var=&gt;</b>	<b>15.72718577</b>

00805 Northridge Villas

	Final ECF	# of Sales	Rec ECF
2024	1.226	9	1.226
2023	1.194		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 008 05 0022 000	19437 CARDENE CT	06/01/2022	03-ARM'S LENGTH	\$335,000	\$131,200	39.16	\$302,927	\$93,700	31%	\$241,300	\$175,231	1.377	1,389	\$173.72	14.7442	1.00 STORY
77 008 05 0025 000	19436 CARDENE CT	06/16/2021	03-ARM'S LENGTH	\$295,000	\$138,100	46.81	\$321,779	\$93,700	29%	\$201,300	\$191,020	1.054	1,389	\$144.92	17.5781	1.00 STORY
77 008 05 0026 000	19440 CARDENE CT	08/09/2022	03-ARM'S LENGTH	\$320,000	\$131,800	41.19	\$304,146	\$93,700	31%	\$226,300	\$176,252	1.284	1,389	\$162.92	5.4360	1.00 STORY
77 008 05 0035 000	19504 CARDENE WAY	11/19/2021	03-ARM'S LENGTH	\$315,000	\$136,200	43.24	\$317,840	\$93,700	29%	\$221,300	\$187,721	1.179	1,389	\$159.32	5.0720	1.00 STORY
77 008 05 0043 000	19525 CARDENE WAY	03/16/2022	03-ARM'S LENGTH	\$335,000	\$140,300	41.88	\$327,670	\$95,159	29%	\$239,841	\$194,732	1.232	1,348	\$177.92	0.2049	1.00 STORY
77 008 05 0062 000	19605 CARDENE WAY	11/18/2022	03-ARM'S LENGTH	\$335,000	\$144,200	43.04	\$332,973	\$93,700	28%	\$241,300	\$200,396	1.204	1,389	\$173.72	2.5482	1.00 STORY
77 008 05 0068 000	19661 CARDENE WAY	10/28/2021	03-ARM'S LENGTH	\$330,000	\$140,300	42.52	\$326,620	\$93,700	29%	\$236,300	\$195,075	1.211	1,389	\$170.12	1.8268	1.00 STORY
77 008 05 0078 000	19738 CARDENE WAY	05/28/2021	03-ARM'S LENGTH	\$320,000	\$142,800	44.63	\$332,064	\$93,700	28%	\$226,300	\$199,634	1.134	1,389	\$162.92	9.6023	1.00 STORY
77 008 05 0082 000	19698 CARDENE WAY	11/10/2022	03-ARM'S LENGTH	\$340,000	\$132,100	38.85	\$304,963	\$93,700	31%	\$246,300	\$176,937	1.392	1,389	\$177.32	16.2423	1.00 STORY
<b>Totals:</b>				<b>\$2,925,000</b>	<b>\$1,237,000</b>		<b>\$2,870,982</b>		<b>29%</b>	<b>\$2,080,241</b>	<b>\$1,696,998</b>			<b>\$166.99</b>		<b>0.3762</b>
					<b>Sale. Ratio =&gt;</b>	<b>42.29</b>				<b>E.C.F. =&gt;</b>	<b>1.226</b>		<b>Std. Deviation=&gt;</b>	<b>0.108831689</b>		
				<b>\$325,000</b>	<b>9</b>	<b>Std. Dev. =&gt;</b>	<b>2.51</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.230</b>		<b>Ave. Variance=&gt;</b>	<b>8.1394</b>	<b>Coefficient of Var=&gt;</b>	<b>6.619588503</b>



05602 Northville Colony 1 & 2

	2024	Rec ECF	Sales		2023
1 STY	1.547	1.547	3	1 STY	1.496
2 STY	1.593	1.593	10	2 STY	1.463
			13		

1 STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 056 02 0002 000	42284 SUNNYDALE LN	08/19/2021	03-ARM'S LENGTH	\$320,000	\$135,800	42.44	\$342,068	\$124,550	36%	\$195,450	\$145,399	1.344	1,470	\$132.96	19.4300	1.00 STORY	
77 056 02 0046 000	42259 LUDLOW CT	01/18/2022	03-ARM'S LENGTH	\$364,900	\$140,000	38.37	\$349,704	\$119,420	34%	\$245,480	\$153,933	1.595	1,584	\$154.97	5.6188	1.00 STORY	
77 056 03 0186 000	41837 RAYBURN DR	04/26/2022	03-ARM'S LENGTH	\$415,000	\$163,100	39.30	\$383,950	\$126,800	33%	\$288,200	\$171,891	1.677	1,576	\$182.87	13.8112	1.00 STORY	
<b>Totals:</b>				<b>\$1,099,900</b>	<b>\$438,900</b>		<b>\$1,075,722</b>		<b>35%</b>	<b>\$729,130</b>	<b>\$471,223</b>			<b>\$156.93</b>		<b>0.8782</b>	
					<b>Sale. Ratio =&gt;</b>	<b>39.90</b>					<b>E.C.F. =&gt;</b>	<b>1.547</b>		<b>Std. Deviation</b>	<b>0.173182604</b>		
					<b>Std. Dev. =&gt;</b>	<b>2.13</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.539</b>		<b>Ave. Variance:</b>	<b>12.9533</b>	<b>Coefficient of Var=&gt;</b>	<b>8.419274868</b>

2 STORY

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 056 02 0028 000	42257 OLD BEDFORD RD	06/23/2022	03-ARM'S LENGTH	\$425,000	\$168,900	39.74	\$378,960	\$127,018	34%	\$297,982	\$172,209	1.730	2,034	\$146.50	13.3912	2.00 STORY	
77 056 02 0042 000	42298 LADYWOOD DR	10/06/2022	03-ARM'S LENGTH	\$495,000	\$191,900	38.77	\$429,815	\$108,000	25%	\$387,000	\$219,969	1.759	2,457	\$157.51	16.2899	2.00 STORY	
77 056 02 0056 000	42273 LADYWOOD DR	10/15/2021	03-ARM'S LENGTH	\$385,000	\$156,900	40.75	\$357,179	\$119,797	34%	\$265,203	\$162,257	1.634	2,045	\$129.68	3.8023	2.00 STORY	
77 056 02 0060 000	42247 NOTTINGWOOD CT	05/21/2021	03-ARM'S LENGTH	\$422,000	\$182,000	43.13	\$418,958	\$152,445	36%	\$269,555	\$182,168	1.480	2,214	\$121.75	11.6734	2.00 STORY	
77 056 02 0102 000	16122 PORTIS RD	10/05/2022	03-ARM'S LENGTH	\$446,500	\$181,600	40.67	\$409,201	\$158,392	39%	\$288,108	\$171,434	1.681	2,031	\$141.86	8.4137	2.00 STORY	
77 056 03 0120 000	41512 SUNNYDALE LN	08/27/2021	03-ARM'S LENGTH	\$500,000	\$206,000	41.20	\$479,286	\$181,042	38%	\$318,958	\$203,857	1.565	2,221	\$143.61	3.1823	2.00 STORY	
77 056 03 0157 000	41832 RAYBURN DR	06/25/2021	03-ARM'S LENGTH	\$422,000	\$191,900	45.47	\$430,579	\$127,500	30%	\$294,500	\$207,162	1.422	2,237	\$131.65	17.4847	2.00 STORY	
77 056 03 0211 000	41833 LADYWOOD DR	07/14/2022	03-ARM'S LENGTH	\$425,000	\$170,100	40.02	\$381,756	\$112,500	29%	\$312,500	\$184,043	1.698	2,043	\$152.96	10.1533	2.00 STORY	
77 056 03 0228 000	15706 ROBINWOOD DR	06/25/2021	03-ARM'S LENGTH	\$450,000	\$197,200	43.82	\$448,308	\$148,428	33%	\$301,572	\$204,976	1.471	2,204	\$136.83	12.5184	2.00 STORY	
77 056 03 0233 000	15744 ROBINWOOD DR	10/15/2021	03-ARM'S LENGTH	\$457,000	\$197,300	43.17	\$443,997	\$134,774	30%	\$322,226	\$211,362	1.525	2,405	\$133.98	7.1917	2.00 STORY	
<b>Totals:</b>				<b>\$4,427,500</b>	<b>\$1,843,800</b>		<b>\$4,178,039</b>		<b>33%</b>	<b>\$3,057,604</b>	<b>\$1,919,437</b>			<b>\$139.63</b>		<b>0.3470</b>	
					<b>Sale. Ratio =&gt;</b>	<b>41.64</b>					<b>E.C.F. =&gt;</b>	<b>1.593</b>		<b>Std. Deviation</b>	<b>0.119887196</b>		
				<b>\$442,750</b>	<b>Std. Dev. =&gt;</b>	<b>2.12</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.596</b>		<b>Ave. Variance:</b>	<b>10.4101</b>	<b>Coefficient of Var=&gt;</b>	<b>6.520824627</b>

05001 Northville Colony Estates 3

	<b>2024</b>	Rec ECF	Sales		2023
1 STY	<b>0.920</b>	0.920	3	1 STY	0.900
2 STY	<b>1.019</b>	1.019	6	2 STY	0.992
			<u>9</u>		

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 050 01 0275 000	16210 WHITE HAVEN DR	10/06/2021	03-ARM'S LENGTH	\$348,000	\$169,400	48.68	\$385,074	\$112,500	29%	\$235,500	\$302,860	0.778	1,793	\$131.34	14.8097	1.00 STORY
77 050 01 0280 000	16344 WHITE HAVEN DR	01/26/2023	03-ARM'S LENGTH	\$420,000	\$160,200	38.14	\$363,525	\$114,532	32%	\$305,468	\$276,658	1.104	1,663	\$183.68	17.8452	1.00 STORY
77 050 01 0377 000	16345 WHITE HAVEN DR	05/28/2021	03-ARM'S LENGTH	\$405,000	\$177,300	43.78	\$406,457	\$125,895	31%	\$279,105	\$311,735	0.895	1,630	\$171.23	3.0356	1.00 STORY
<b>Totals:</b>				<b>\$1,173,000</b>	<b>\$506,900</b>		<b>\$1,155,056</b>		<b>31%</b>	<b>\$820,073</b>	<b>\$891,253</b>			<b>\$162.09</b>		<b>0.5549</b>
						<b>Sale. Ratio =&gt;</b>	<b>43.21</b>			<b>E.C.F. =&gt;</b>	<b>0.920</b>	<b>Std. Deviation=&gt;</b>		<b>0.165377241</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.27</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.926</b>	<b>Ave. Variance=&gt;</b>		<b>11.8968</b>	<b>Coefficient of Var=&gt; 12.85192826</b>	

2 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 050 01 0281 000	16370 WHITE HAVEN DR	05/18/2022	03-ARM'S LENGTH	\$438,000	\$198,100	45.23	\$450,824	\$147,581	33%	\$290,419	\$305,688	0.950	2,319	\$125.23	6.7172	2.00 STORY
77 050 01 0298 000	16858 WHITE HAVEN DR	10/29/2021	03-ARM'S LENGTH	\$437,900	\$175,100	39.99	\$429,606	\$122,686	29%	\$315,214	\$309,395	1.019	2,428	\$129.82	0.1586	2.00 STORY
77 050 01 0344 000	16940 DUNSWOOD DR	12/10/2021	03-ARM'S LENGTH	\$401,000	\$163,000	40.65	\$400,379	\$115,351	29%	\$285,649	\$287,326	0.994	2,216	\$128.90	2.3059	2.00 STORY
77 050 01 0389 000	16101 WHITE HAVEN DR	10/28/2022	03-ARM'S LENGTH	\$535,000	\$210,800	39.40	\$480,264	\$146,033	30%	\$388,967	\$336,926	1.154	2,329	\$167.01	13.7236	2.00 STORY
77 050 01 0427 000	16231 APPLEBY LN	06/18/2021	03-ARM'S LENGTH	\$420,000	\$171,400	40.81	\$419,232	\$112,500	27%	\$307,500	\$309,205	0.994	2,260	\$136.06	2.2736	2.00 STORY
77 050 01 0428 000	16207 APPLEBY LN	10/13/2021	03-ARM'S LENGTH	\$450,000	\$184,600	41.02	\$450,215	\$114,252	25%	\$335,748	\$338,672	0.991	2,315	\$145.03	2.5856	2.00 STORY
<b>Totals:</b>				<b>\$2,681,900</b>	<b>\$1,103,000</b>		<b>\$2,630,520</b>		<b>29%</b>	<b>\$1,923,497</b>	<b>\$1,887,212</b>			<b>\$138.68</b>		<b>0.2005</b>
						<b>Sale. Ratio =&gt;</b>	<b>41.13</b>			<b>E.C.F. =&gt;</b>	<b>1.019</b>	<b>Std. Deviation=&gt;</b>		<b>0.070803217</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.07</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.017</b>	<b>Ave. Variance=&gt;</b>		<b>4.6274</b>	<b>Coefficient of Var=&gt; 4.549055223</b>	

05101 Northville Colony Estates 4 & 5

	Final ECF	# of Sales	Rec ECF
2024	0.982	6	0.983
2023	0.924		

All Styles

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 051 01 0490 000	15956 PARK LN	03/04/2022	03-ARM'S LENGTH	\$405,000	\$162,800	40.20	\$407,802	\$128,496	32%	\$276,504	\$302,279	0.915	1,692	\$163.42	6.7571	1.00 STORY
77 051 01 0512 000	15979 PARK LN	10/14/2021	03-ARM'S LENGTH	\$419,900	\$178,400	42.49	\$442,410	\$144,408	33%	\$275,492	\$322,512	0.854	1,916	\$143.78	12.8096	2.00 STORY
77 051 02 0526 000	41032 STONE HAVEN RD	05/14/2021	03-ARM'S LENGTH	\$536,000	\$167,400	31.23	\$460,771	\$134,893	29%	\$401,107	\$352,681	1.137	1,688	\$237.62	15.5006	1.00 STORY
77 051 02 0538 000	41306 STONE HAVEN RD	08/03/2021	03-ARM'S LENGTH	\$495,000	\$201,700	40.75	\$495,082	\$145,550	29%	\$349,450	\$378,281	0.924	2,380	\$146.83	5.8518	2.00 STORY
77 051 02 0543 000	41319 STONE HAVEN RD	05/19/2022	03-ARM'S LENGTH	\$439,000	\$169,100	38.52	\$411,955	\$125,470	30%	\$313,530	\$310,048	1.011	1,697	\$184.76	2.8928	1.00 STORY
77 051 02 0558 000	41224 RAYBURN DR	08/30/2021	03-ARM'S LENGTH	\$435,000	\$159,100	36.57	\$395,870	\$114,611	29%	\$320,389	\$304,392	1.053	1,680	\$190.71	7.0251	1.00 STORY
<b>Totals:</b>				<b>\$2,729,900</b>	<b>\$1,038,500</b>		<b>\$2,613,890</b>		<b>30%</b>	<b>\$1,936,472</b>	<b>\$1,970,193</b>			<b>\$177.85</b>		<b>0.0582</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.04</b>				<b>E.C.F. =&gt;</b>	<b>0.983</b>		<b>Std. Deviation</b>	<b>0.104113037</b>		
				<b>\$454,983</b>	<b>Std. Dev. =&gt;</b>	<b>4.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.982</b>		<b>Ave. Variance:</b>	<b>8.4728</b>	<b>Coefficient of Var=&gt;</b>	<b>8.625490443</b>

05301 Northville Commons

	2024	Rec ECF	Sales	2023
1 STY	1.255	1.255	4	1 STY 1.271
2 STY/Quad Level	1.262	1.262	15	2 STY 1.150
			19	

1 Story

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 053 01 0029 000	16473 OLD BEDFORD RD	11/24/2021	03-ARM'S LENGTH	\$400,000	\$163,000	40.75	\$391,723	\$97,305	25%	\$302,695	\$231,642	1.307	2,140	\$141.45	4.2021	1.00 STORY	
77 053 01 0045 000	42164 BRAMPTON CT	05/17/2021	03-ARM'S LENGTH	\$440,000	\$189,700	43.11	\$457,246	\$127,313	28%	\$312,687	\$259,585	1.205	2,158	\$144.90	6.0151	1.00 STORY	
77 053 02 0110 000	42026 BANBURY RD	09/30/2021	03-ARM'S LENGTH	\$435,000	\$163,900	37.68	\$395,828	\$116,310	29%	\$318,690	\$219,919	1.449	2,006	\$158.87	18.4409	1.00 STORY	
77 053 04 0186 002	42336 CHATTERTON CT	09/01/2021	03-ARM'S LENGTH	\$400,000	\$184,000	46.00	\$445,346	\$111,356	25%	\$288,644	\$262,777	1.098	2,239	\$128.92	16.6279	1.00 STORY	
<b>Totals:</b>				<b>\$1,675,000</b>	<b>\$700,600</b>		<b>\$1,690,143</b>		<b>27%</b>	<b>\$1,222,716</b>	<b>\$973,923</b>			<b>\$143.53</b>		<b>0.9261</b>	
					<b>Sale. Ratio =&gt;</b>	<b>41.83</b>					<b>E.C.F. =&gt;</b>	<b>1.255</b>		<b>Std. Deviation=&gt;</b>	<b>0.149486905</b>		
					<b>Std. Dev. =&gt;</b>	<b>3.53</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.265</b>		<b>Ave. Variance=&gt;</b>	<b>11.3215</b>	<b>Coefficient of Var=&gt;</b>	<b>8.951787621</b>

2 Sty/Quad Levels

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 053 01 0011 000	16944 BRADNER RD	02/17/2023	03-ARM'S LENGTH	\$405,000	\$162,200	40.05	\$376,992	\$108,791	29%	\$296,209	\$232,813	1.272	2,428	\$122.00	1.2723	2.00 STORY	
77 053 01 0013 000	16866 BRADNER RD	06/24/2022	03-ARM'S LENGTH	\$460,000	\$200,300	43.54	\$464,020	\$106,110	23%	\$353,890	\$310,685	1.139	2,458	\$143.97	12.0518	2.00 STORY	
77 053 01 0032 000	16610 OLD BEDFORD RD	10/01/2021	03-ARM'S LENGTH	\$475,000	\$202,600	42.65	\$484,515	\$136,504	28%	\$338,496	\$302,092	1.121	2,564	\$132.02	13.9075	2.00 STORY	
77 053 01 0066 000	42185 BAINTREE CIR	09/27/2021	03-ARM'S LENGTH	\$499,000	\$198,000	39.68	\$495,395	\$187,820	38%	\$311,180	\$266,992	1.166	2,508	\$124.07	9.4078	2.00 STORY	
77 053 02 0068 000	42054 BAINTREE CIR	03/24/2022	03-ARM'S LENGTH	\$485,000	\$178,200	36.74	\$424,970	\$100,179	24%	\$384,821	\$281,936	1.365	2,420	\$159.02	10.5342	2.00 STORY	
77 053 02 0073 000	41944 BAINTREE CIR	05/07/2021	03-ARM'S LENGTH	\$440,000	\$180,100	40.93	\$428,825	\$103,432	24%	\$336,568	\$282,459	1.192	2,657	\$126.67	6.8017	2.00 STORY	
77 053 02 0083 000	17022 WINCHESTER DR	04/19/2021	03-ARM'S LENGTH	\$385,000	\$165,400	42.96	\$397,936	\$121,882	31%	\$263,118	\$239,630	1.098	2,318	\$113.51	16.1564	2.00 STORY	
77 053 02 0105 000	42085 BANBURY RD	05/20/2022	03-ARM'S LENGTH	\$545,000	\$220,900	40.53	\$510,339	\$129,850	25%	\$415,150	\$330,285	1.257	3,085	\$134.57	0.2637	2.00 STORY	
77 053 02 0119 000	42021 BAINTREE CIR	12/30/2022	03-ARM'S LENGTH	\$567,500	\$202,800	35.74	\$468,787	\$119,589	26%	\$447,911	\$303,123	1.478	3,181	\$140.81	21.8073	2.00 STORY	
77 053 04 0147 000	41828 SUTTERS LN	10/07/2022	03-ARM'S LENGTH	\$575,000	\$224,000	38.96	\$518,205	\$129,897	25%	\$445,103	\$337,072	1.320	3,036	\$146.61	6.0917	2.00 STORY	
77 053 04 0197 000	42250 WESTMEATH RD	06/16/2022	03-ARM'S LENGTH	\$556,000	\$191,600	34.46	\$443,866	\$121,341	27%	\$434,659	\$279,969	1.553	2,448	\$177.56	29.2944	2.00 STORY	
77 053 04 0220 000	42145 SUTTERS LN	02/03/2023	03-ARM'S LENGTH	\$420,000	\$175,400	41.76	\$407,036	\$113,538	28%	\$306,462	\$254,772	1.203	2,199	\$139.36	5.6694	2.00 STORY	
77 053 05 0291 000	16736 DUNDALK LN	08/20/2021	03-ARM'S LENGTH	\$519,900	\$209,200	40.24	\$501,333	\$136,402	27%	\$383,498	\$316,780	1.211	2,640	\$145.26	4.8969	2.00 STORY	
77 053 05 0293 000	16760 DUNDALK CT	07/21/2022	03-ARM'S LENGTH	\$449,500	\$183,500	40.82	\$425,273	\$109,988	26%	\$339,512	\$273,684	1.241	2,418	\$140.41	1.9056	2.00 STORY	
77 053 05 0294 000	16772 DUNDALK CT	07/25/2022	03-ARM'S LENGTH	\$518,000	\$206,800	39.92	\$478,727	\$125,799	26%	\$392,201	\$306,361	1.280	2,508	\$156.38	2.0611	2.00 STORY	
<b>Totals:</b>				<b>\$7,299,900</b>	<b>\$2,901,000</b>		<b>\$6,826,219</b>		<b>27%</b>	<b>\$5,448,778</b>	<b>\$4,318,653</b>			<b>\$140.15</b>		<b>0.2103</b>	
					<b>Sale. Ratio =&gt;</b>	<b>39.74</b>					<b>E.C.F. =&gt;</b>	<b>1.262</b>		<b>Std. Deviation=&gt;</b>	<b>0.127670038</b>		
				<b>\$486,660</b>	<b>Std. Dev. =&gt;</b>	<b>2.59</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.260</b>		<b>Ave. Variance=&gt;</b>	<b>9.4748</b>	<b>Coefficient of Var=&gt;</b>	<b>7.522165073</b>

**05203 NORTHVILLE GLADES TOWNSHOME CONDOS**

**New Development**

	Final ECF	# of Sales	Rec ECF
2024	0.862	5	0.862
2023	1.120		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value
77 052 03 0008 000	39985 PREMIER DR.	04/20/2023	25-PARTIAL CONSTRUCTION	\$497,490	\$269,400	54.15	\$618,234	\$151,000	\$346,490	\$417,173	0.831	2,149	\$161.23	3.1255	2.00 STORY	\$151,000
77 052 03 0009 000	39989 PREMIER DR.	05/26/2023	25-PARTIAL CONSTRUCTION	\$529,990	\$270,900	51.11	\$621,428	\$151,000	\$378,990	\$420,025	0.902	2,135	\$177.51	4.0482	2.00 STORY	\$151,000
77 052 03 0044 000	39966 PREMIER DR.	07/28/2023	25-PARTIAL CONSTRUCTION	\$516,990	\$268,300	51.90	\$599,828	\$152,040	\$364,950	\$399,810	0.913	2,039	\$178.98	5.0987	2.00 STORY	\$151,000
77 052 03 0046 000	39958 PREMIER DR.	04/13/2023	03-ARM'S LENGTH	\$499,990	\$267,500	53.50	\$614,232	\$152,040	\$347,950	\$412,671	0.843	2,135	\$162.97	1.8656	2.00 STORY	\$151,000
77 052 03 0047 000	39954 PREMIER DR.	04/24/2023	25-PARTIAL CONSTRUCTION	\$479,990	\$268,300	55.90	\$599,828	\$152,040	\$327,950	\$399,810	0.820	2,039	\$160.84	4.1557	2.00 STORY	\$151,000
<b>Totals:</b>				<b>\$2,524,450</b>	<b>\$1,344,400</b>		<b>\$3,053,550</b>		<b>\$1,766,330</b>	<b>\$2,049,489</b>			<b>\$168.31</b>		<b>0.0017</b>	
					<b>Sale. Ratio =&gt;</b>	<b>53.26</b>				<b>E.C.F. =&gt;</b>	<b>0.862</b>		<b>Std. Deviation=</b>	<b>0.042691768</b>		
				<b>\$504,890</b>	<b>Std. Dev. =&gt;</b>	<b>1.89</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.862</b>		<b>Ave. Variance=</b>	<b>3.6587</b>	<b>Coefficient of Var=&gt;</b>	<b>4.245352579</b>

05901 Northville Hills GC Med-Large

	Final ECF	# of Sales	Rec ECF
2024	0.835	21	0.835
2023	0.791		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 059 01 0005 000	45471 TOURNAMENT DR	05/06/2021	03-ARM'S LENGTH	\$875,000	\$380,500	43.49	\$932,307	\$263,358	28%	\$611,642	\$845,700	0.723	4,266	\$143.38	11.5627	2.00 STORY
77 059 01 0025 000	45751 TOURNAMENT DR	12/16/2022	03-ARM'S LENGTH	\$915,000	\$387,700	42.37	\$915,665	\$274,094	30%	\$640,906	\$811,088	0.790	3,883	\$165.05	4.8684	2.00 STORY
77 059 01 0067 000	45612 TOURNAMENT DR	03/31/2023	03-ARM'S LENGTH	\$995,000	\$397,100	39.91	\$964,024	\$286,322	30%	\$708,678	\$856,766	0.827	4,478	\$158.26	1.1710	2.00 STORY
77 059 01 0072 000	15602 DORCHESTER CT	09/20/2022	03-ARM'S LENGTH	\$1,060,000	\$389,700	36.76	\$953,906	\$288,074	30%	\$771,926	\$841,759	0.917	4,420	\$174.64	7.8174	2.00 STORY
77 061 01 0093 000	45822 TOURNAMENT DR	05/14/2021	03-ARM'S LENGTH	\$870,000	\$376,200	43.24	\$922,545	\$271,317	29%	\$598,683	\$823,297	0.727	4,131	\$144.92	11.1687	2.00 STORY
77 061 01 0104 000	45976 TOURNAMENT DR	09/09/2021	03-ARM'S LENGTH	\$939,900	\$395,600	42.09	\$1,008,600	\$270,361	27%	\$669,539	\$933,298	0.717	4,755	\$140.81	12.1474	2.00 STORY
77 061 01 0116 000	45933 TOURNAMENT DR	11/14/2022	03-ARM'S LENGTH	\$1,010,000	\$390,800	38.69	\$966,488	\$294,976	31%	\$715,024	\$848,940	0.842	3,947	\$181.16	0.3390	2.00 STORY
77 061 01 0124 000	45835 TOURNAMENT DR	10/22/2021	03-ARM'S LENGTH	\$1,010,000	\$405,900	40.19	\$992,661	\$276,688	28%	\$733,312	\$905,149	0.810	4,552	\$161.10	2.8709	2.00 STORY
77 061 01 0126 000	16100 MERION CT	10/25/2022	03-ARM'S LENGTH	\$920,000	\$329,300	35.79	\$937,468	\$259,192	28%	\$660,808	\$857,491	0.771	3,752	\$176.12	6.8235	2.00 STORY
77 061 01 0134 000	15260 MERION CT	05/06/2022	03-ARM'S LENGTH	\$950,000	\$368,200	38.76	\$892,564	\$243,726	27%	\$706,274	\$820,275	0.861	3,913	\$180.49	2.2156	2.00 STORY
77 061 01 0146 000	15867 MERION CT	06/03/2022	03-ARM'S LENGTH	\$1,000,000	\$334,600	33.46	\$816,193	\$249,962	31%	\$750,038	\$715,841	1.048	3,404	\$220.34	20.8907	2.00 STORY
77 061 01 0179 000	47051 MERION CIR	07/22/2022	03-ARM'S LENGTH	\$830,000	\$316,000	38.07	\$769,238	\$216,000	28%	\$614,000	\$699,415	0.878	3,459	\$177.51	3.9012	2.00 STORY
77 061 01 0180 000	47033 MERION CIR	11/10/2021	03-ARM'S LENGTH	\$782,000	\$331,900	42.44	\$817,019	\$227,980	28%	\$554,020	\$744,676	0.744	3,489	\$158.79	9.4890	2.00 STORY
77 061 01 0191 000	46944 MERION CIR	06/30/2022	03-ARM'S LENGTH	\$1,090,000	\$356,500	32.71	\$840,213	\$225,324	27%	\$864,676	\$777,356	1.112	3,721	\$232.38	27.3465	2.00 STORY
77 061 01 0201 000	47124 MERION CIR	05/27/2022	03-ARM'S LENGTH	\$955,000	\$333,000	34.87	\$783,182	\$202,400	26%	\$752,600	\$734,237	1.025	3,683	\$204.34	18.6145	2.00 STORY
77 061 01 0204 000	47178 MERION CIR	07/26/2022	03-ARM'S LENGTH	\$1,000,000	\$380,300	38.03	\$901,059	\$290,707	32%	\$709,293	\$771,620	0.919	3,467	\$204.58	8.0361	2.00 STORY
77 061 02 0224 000	15780 CRYSTAL DOWNS E	12/02/2021	03-ARM'S LENGTH	\$931,000	\$355,600	38.20	\$901,130	\$250,805	28%	\$680,195	\$822,155	0.827	3,885	\$175.08	1.1533	2.00 STORY
77 061 02 0242 000	16068 CRYSTAL DOWNS E	09/01/2021	03-ARM'S LENGTH	\$787,000	\$320,500	40.72	\$811,411	\$206,843	25%	\$580,157	\$764,308	0.759	4,005	\$144.86	7.9803	2.00 STORY
77 061 02 0268 000	16069 CRYSTAL DOWNS E	08/13/2021	03-ARM'S LENGTH	\$820,000	\$329,400	40.17	\$828,847	\$236,276	29%	\$583,724	\$749,141	0.779	3,751	\$155.62	5.9674	2.00 STORY
77 062 03 0398 000	46591 PINEHURST CIR	02/28/2022	03-ARM'S LENGTH	\$885,000	\$354,300	40.03	\$867,572	\$236,697	27%	\$648,303	\$797,566	0.813	3,986	\$162.65	2.6013	2.00 STORY
77 062 03 0406 000	46655 PINEHURST CIR	11/05/2021	03-ARM'S LENGTH	\$845,000	\$367,200	43.46	\$899,239	\$246,280	27%	\$598,720	\$825,485	0.725	3,787	\$158.10	11.3570	2.00 STORY
<b>Totals:</b>				<b>\$19,469,900</b>	<b>\$7,600,300</b>		<b>\$18,721,331</b>		<b>28%</b>	<b>\$14,152,518</b>	<b>\$16,945,563</b>			<b>\$172.39</b>		<b>0.3689</b>
				<b>\$927,138</b>	<b>Sale. Ratio =&gt;</b>	<b>39.04</b>				<b>E.C.F. =&gt;</b>	<b>0.835</b>		<b>Std. Deviation=&gt;</b>	<b>0.111556512</b>		
				<b>21</b>	<b>Std. Dev. =&gt;</b>	<b>3.18</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.839</b>		<b>Ave. Variance=&gt;</b>	<b>8.4915</b>	<b>Coefficient of Var=&gt;</b>	<b>10.12263737</b>

05911 Northville Hill GC-Small

	Final ECF	# of Sales	Rec ECF
2024	0.802	6	0.802
2023	0.729		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 059 01 0034 000	15460 BAY HILL DR	08/23/2021	03-ARM'S LENGTH	\$790,000	\$310,500	39.30	\$735,180	\$196,096	27%	\$593,904	\$739,484	0.803	3,137	\$189.32	0.1633	2.00 STORY
77 059 01 0035 000	15444 BAY HILL DR	12/09/2022	03-ARM'S LENGTH	\$850,000	\$312,400	36.75	\$722,532	\$202,223	28%	\$647,777	\$713,729	0.908	3,169	\$204.41	10.6095	2.00 STORY
77 059 01 0043 000	15316 BAY HILL DR	04/16/2021	03-ARM'S LENGTH	\$679,000	\$287,500	42.34	\$682,390	\$195,040	29%	\$483,960	\$668,518	0.724	3,373	\$143.48	7.7571	2.00 STORY
77 061 01 0127 000	15944 MERION CT	06/18/2021	03-ARM'S LENGTH	\$875,000	\$332,700	38.02	\$847,291	\$283,458	33%	\$591,542	\$773,433	0.765	3,282	\$180.24	3.6674	2.00 STORY
77 061 02 0356 000	46331 PINEHURST DR	02/28/2023	03-ARM'S LENGTH	\$702,200	\$285,800	40.70	\$663,189	\$210,807	32%	\$491,393	\$620,551	0.792	3,063	\$160.43	0.9635	2.00 STORY
77 061 02 0365 000	46352 PINEHURST DR	02/10/2023	03-ARM'S LENGTH	\$800,000	\$318,000	39.75	\$733,968	\$190,968	26%	\$609,032	\$744,855	0.818	3,253	\$187.22	1.6151	2.00 STORY
<b>Totals:</b>				<b>\$4,696,200</b>	<b>\$1,846,900</b>		<b>\$4,384,550</b>		29%	<b>\$3,417,608</b>	<b>\$4,260,570</b>			<b>\$177.52</b>		<b>0.0648</b>
					<b>Sale. Ratio =&gt;</b>	<b>39.33</b>				<b>E.C.F. =&gt;</b>	<b>0.802</b>		<b>Std. Deviation=&gt;</b>	<b>0.061603027</b>		
				<b>\$782,700</b>	<b>6</b>	<b>Std. Dev. =&gt;</b>	<b>1.97</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.802</b>		<b>Ave. Variance=&gt;</b>	<b>4.1293</b>	<b>Coefficient of Var=&gt;</b>	<b>5.151968305</b>

06001 Northville Hollow

	Final ECF	# of Sales	Rec ECF
2024	0.806	3	0.806
2023	0.729		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 060 01 0016 000	15810 WINDING CREEK CT	05/27/2021	03-ARM'S LENGTH	\$775,000	\$317,800	41.01	\$794,367	\$225,068	28%	\$549,932	\$780,931	0.704	3,466	\$158.66	#REF!	2.00 STORY
77 030 05 0018 000	18735 HONEY TREE LN	06/06/2022	03-ARM'S LENGTH	\$740,000	\$311,000	42.03	\$742,016	\$211,700	29%	\$528,300	\$606,768	0.871	2,092	\$252.53	87.0679	1.00 STORY
77 030 05 0025 000	18766 HONEY TREE LN	11/28/2022	03-ARM'S LENGTH	\$759,500	\$319,400	42.05	\$762,636	\$211,700	28%	\$547,800	\$630,361	0.869	2,088	\$262.36	5.4391	1.00 STORY
<b>Totals:</b>				<b>\$2,274,500</b>	<b>\$948,200</b>		<b>\$2,299,019</b>		<b>28%</b>	<b>\$1,626,032</b>	<b>\$2,018,060</b>			<b>\$224.52</b>		<b>0.8895</b>
						<b>Sale. Ratio =&gt;</b>	<b>41.69</b>			<b>E.C.F. =&gt;</b>	<b>0.806</b>	<b>Std. Deviation</b>	<b>0.095642679</b>			
						<b>Std. Dev. =&gt;</b>	<b>0.60</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.815</b>	<b>Ave. Variance:</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>	



**00601 Northville Shores Condo (6 Units)**

	Final ECF	# of Sales	Rec ECF
2024	1.336	1	1.568
2023	1.336		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 006 01 0002 000	710 LAKE SHORE LN	09/14/2021	03-ARM'S LENGTH	\$908,000	\$334,000	36.78	\$813,987	\$272,000	33%	\$636,000	\$405,678	1.568	1,957	\$324.99	0.0000	1.00 STORY
<b>Totals:</b>				<b>\$908,000</b>	<b>\$334,000</b>		<b>\$813,987</b>			<b>\$636,000</b>	<b>\$405,678</b>			<b>\$324.99</b>		<b>0.0000</b>
						Sale. Ratio =>	36.78			E.C.F. =>	1.568	Std. Deviation	#DIV/0!			
						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.568	Ave. Variance:	0.0000	oefficient of Var=	0	

**04703 Northville Trails**

	Final ECF	# of Sales	Rec ECF
2024	0.915	3	0.915
2023	0.931		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 047 03 0002 000	18060 W NORTHVILLE TRL	10/22/2021	03-ARM'S LENGTH	\$490,000	\$215,700	44.02	\$478,516	\$115,981 \$374,019	\$425,510	0.879	2,594	\$144.19	'04703	3.5423	2.00 STORY
77 047 03 0060 000	40643 MEADOW TRL	08/17/2023	03-ARM'S LENGTH	\$585,000	\$252,300	43.13	\$506,410	\$107,976 \$477,024	\$467,645	1.020	2,899	\$164.55	'04703	10.5643	2.00 STORY
77 047 03 0073 000	40541 N NORTHVILLE TRL	04/22/2021	03-ARM'S LENGTH	\$513,000	\$231,600	45.15	\$516,784	\$103,827 \$409,173	\$484,691	0.844	2,765	\$147.98	'04703	7.0220	2.00 STORY
<b>Totals:</b>				<b>\$1,588,000</b>	<b>\$699,600</b>		<b>\$1,501,710</b>	<b>\$1,260,216</b>	<b>\$1,377,846</b>			<b>\$152.24</b>		<b>0.0215</b>	
						<b>Sale. Ratio =&gt;</b>	<b>44.06</b>			<b>E.C.F. =&gt;</b>	<b>0.915</b>	<b>Std. Deviation:</b>	<b>0.093128873</b>		
						<b>Std. Dev. =&gt;</b>	<b>1.011</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.914</b>	<b>Ave. Variance:</b>	<b>7.0428</b>	<b>Coefficient of Var=&gt;</b>	<b>7.70204272</b>

**03403 Oaks of Northville**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.746</b>	2	0.746
<b>2023</b>	0.734		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 034 03 0006 000	18836 OAK LEAF LN	11/04/2021	03-ARM'S LENGTH	\$1,100,000	\$473,200	43.02	\$1,071,346	\$279,028	26%	\$820,972	\$1,079,452	0.761	4,799	\$171.07	1.4413	2.00 STORY
77 034 03 0013 000	18913 OAK LEAF CT	09/22/2021	03-ARM'S LENGTH	\$1,099,000	\$466,300	42.43	\$1,101,417	\$323,861	29%	\$775,139	\$1,059,340	0.732	4,888	\$158.58	1.4413	2.00 STORY
<b>Totals:</b>				<b>\$2,199,000</b>	<b>\$939,500</b>		<b>\$2,172,763</b>		<b>28%</b>	<b>\$1,596,111</b>	<b>\$2,138,792</b>			<b>\$164.83</b>		<b>0.0136</b>
						<b>Sale. Ratio =&gt;</b>	<b>42.72</b>			<b>E.C.F. =&gt;</b>	<b>0.746</b>	<b>Std. Deviation=&gt;</b>		<b>0.020383314</b>		
						<b>Std. Dev. =&gt;</b>	<b>0.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.746</b>	<b>Ave. Variance=&gt;</b>		<b>1.4413</b>	<b>Coefficient of Var=&gt; 1.931719857</b>	

**05199 Park Gardens**

	2023		<b>2024</b>	REC ECF	Sales
0-50%	1.585	<b>0-50%</b>	<b>1.573</b>	1.573	11
51-70%	1.350	<b>51-70%</b>	<b>1.495</b>	1.495	2
71-100%	1.240	<b>71-100%</b>	<b>1.400</b>	1.405	1
				Total Sales	14

ECF BROKEN OUT BY DEPRECIATION

**0 - 50%**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Depr.	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 051 99 0017 001	15411 MARILYN AVE	10/08/2021	03-ARM'S LENGTH	\$185,000	\$89,700	48.49	\$221,880	\$99,659	45%	\$85,341	\$77,111	1.107	995	45	\$85.77	48.1809	1.25 STORY
77 051 99 0039 000	15834 MARILYN AVE	07/25/2022	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$241,793	\$71,596	30%	\$173,404	\$107,379	1.615	1,308	41	\$132.57	2.6339	1.00 STORY
77 051 99 0060 000	15575 MAXWELL AVE	05/31/2022	03-ARM'S LENGTH	\$251,000	\$146,400	58.33	\$318,018	\$144,105	45%	\$106,895	\$109,724	0.974	1,152	45	\$92.79	61.4322	1.00 STORY
77 051 99 0064 000	15651 MAXWELL AVE	07/27/2021	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$239,217	\$71,372	30%	\$128,628	\$105,895	1.215	1,590	45	\$80.90	37.3864	1.00 STORY
77 051 99 0074 000	15899 MAXWELL AVE	03/24/2022	03-ARM'S LENGTH	\$241,000	\$80,800	33.53	\$201,345	\$68,589	34%	\$172,411	\$83,757	2.058	1,053	45	\$163.73	46.9928	1.00 STORY
77 051 99 0084 000	15780 MAXWELL AVE	08/02/2021	03-ARM'S LENGTH	\$270,000	\$88,900	32.93	\$222,029	\$68,603	31%	\$201,397	\$96,798	2.081	1,318	45	\$152.81	49.2052	1.75 STORY
77 051 99 0100 000	40440 5 MILE RD	09/09/2022	03-ARM'S LENGTH	\$137,500	\$82,800	60.22	\$175,346	\$84,660	48%	\$52,840	\$57,215	0.924	828	45	\$63.82	66.5005	1.00 STORY
77 051 99 0145 000	15620 FRY AVE	07/28/2022	03-ARM'S LENGTH	\$240,000	\$102,900	42.88	\$223,403	\$89,112	40%	\$150,888	\$84,726	1.781	940	45	\$160.52	19.2355	1.00 STORY
77 051 99 0145 000	15620 FRY AVE	12/05/2022	03-ARM'S LENGTH	\$253,000	\$102,900	40.67	\$223,403	\$89,112	40%	\$163,888	\$84,726	1.934	940	45	\$174.35	34.5791	1.00 STORY
77 051 99 0163 001	15707 FRY AVENUE	03/29/2022	03-ARM'S LENGTH	\$320,000	\$111,800	34.94	\$323,767	\$88,976	27%	\$231,024	\$148,133	1.560	1,792	50	\$128.92	2.8967	1.00 STORY
77 051 99 0166 000	15605 FRY AVE	04/05/2022	03-ARM'S LENGTH	\$212,000	\$78,100	36.84	\$176,168	\$87,571	50%	\$124,429	\$55,897	2.226	732	45	\$169.98	63.7502	1.00 STORY
<b>Totals:</b>				<b>\$2,554,500</b>	<b>\$1,078,100</b>		<b>\$2,566,369</b>		<b>38%</b>	<b>\$1,591,145</b>	<b>\$1,011,361</b>				<b>\$127.83</b>		<b>1.5268</b>
				Sale. Ratio =>		<b>42.20</b>			E.C.F. =>		<b>1.573</b>	Std. Deviation=>		<b>0.47106236</b>			
				Std. Dev. =>		<b>9.45</b>			Ave. E.C.F. =>		<b>1.589</b>	Ave. Variance=>		<b>39.3449</b>		Coefficient of Var=> <b>24.76795291</b>	

**51-70%**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Depr.	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 051 99 0035 000	15925 MARILYN AVE	05/07/2021	03-ARM'S LENGTH	\$210,000	\$85,400	40.67	\$202,317	\$73,383	36%	\$136,617	\$95,506	1.430	1,117	52	\$122.31	5.5990	1.00 STORY
77 051 99 0137 002	15401 PARK LN	09/14/2021	03-ARM'S LENGTH	\$285,000	\$96,300	33.79	\$259,964	\$84,320	32%	\$200,680	\$130,106	1.542	1,128	53	\$177.91	5.5990	1.00 STORY
<b>Totals:</b>				<b>\$495,000</b>	<b>\$181,700</b>		<b>\$462,281</b>		<b>34%</b>	<b>\$337,297</b>	<b>\$225,612</b>				<b>\$150.11</b>		<b>0.8587</b>
				Sale. Ratio =>		<b>36.71</b>			E.C.F. =>		<b>1.495</b>	Std. Deviation=>		<b>0.079181817</b>			
				Std. Dev. =>		<b>4.86</b>			Ave. E.C.F. =>		<b>1.486</b>	Ave. Variance=>		<b>5.5990</b>		Coefficient of Var=> <b>3.766706031</b>	

**71-100%**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Depr.	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 051 99 0133 702	15555 PARK LN	10/21/2022	03-ARM'S LENGTH	\$345,000	\$145,900	42.29	\$314,983	\$88,760	28%	\$256,240	\$182,437	1.405	1,512	72	\$169.47	0.0000	1.00 STORY
<b>Totals:</b>				<b>\$345,000</b>	<b>\$145,900</b>		<b>\$314,983</b>		<b>28%</b>	<b>\$256,240</b>	<b>\$182,437</b>				<b>\$169.47</b>		<b>0.0000</b>
				Sale. Ratio =>		<b>42.29</b>			E.C.F. =>		<b>1.405</b>	Std. Deviation=>		<b>#DIV/0!</b>			
				Std. Dev. =>		<b>#DIV/0!</b>			Ave. E.C.F. =>		<b>1.405</b>	Ave. Variance=>		<b>0.0000</b>		Coefficient of Var=> <b>0</b>	

**06501 Paramount Estates**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.832</b>	4	0.832
<b>2023</b>	0.740		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Sale	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 065 01 0009 000	47862 FOREST CT	07/12/2021	03-ARM'S LENGTH	\$623,850	\$225,500	36.15	\$601,970	\$202,560	34%	\$421,290	\$539,743	0.781	3,112	\$135.38	5.5679	2.00 STORY		
77 065 01 0012 000	16733 SHERWOOD LN	06/24/2022	03-ARM'S LENGTH	\$780,000	\$291,500	37.37	\$713,246	\$200,000	28%	\$580,000	\$693,575	0.836	3,995	\$145.18	0.0030	2.00 STORY		
77 065 01 0025 000	16368 SHERWOOD LN	10/14/2021	03-ARM'S LENGTH	\$609,000	\$260,400	42.76	\$629,752	\$230,000	37%	\$379,000	\$540,205	0.702	3,071	\$123.41	13.4632	2.00 STORY		
77 065 01 0033 000	16650 SHERWOOD LN	05/04/2022	03-ARM'S LENGTH	\$710,000	\$227,300	32.01	\$570,625	\$210,631	37%	\$499,369	\$486,478	1.026	2,555	\$195.45	19.0281	2.00 STORY		
<b>Totals:</b>				<b>\$2,722,850</b>	<b>\$1,004,700</b>		<b>\$2,515,593</b>		<b>34%</b>	<b>\$1,879,659</b>	<b>\$2,260,001</b>			<b>\$149.85</b>		<b>0.4510</b>		
						<b>Sale. Ratio =&gt;</b>	<b>36.90</b>					<b>E.C.F. =&gt;</b>	<b>0.832</b>	<b>Std. Deviation=&gt;</b>		<b>0.138362895</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.43</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.836</b>	<b>Ave. Variance=&gt;</b>		<b>9.5155</b>	<b>Coefficient of Var=&gt;</b>	<b>11.37927751</b>

**06802 Parkside Village (VAN) Single Family**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.875</b>	5	0.875
2023	0.809		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 068 02 0025 000	47975 LELAND DR	04/28/2021	03-ARM'S LENGTH	\$630,000	\$271,300	43.06	\$633,091	\$202,000	32%	\$428,000	\$532,868	0.803	2,934	\$145.88	7.0599	2.00 STORY
77 068 02 0037 000	47780 FIELDSTONE DR	06/16/2022	03-ARM'S LENGTH	\$770,000	\$316,800	41.14	\$718,807	\$216,326	30%	\$553,674	\$621,113	0.891	3,544	\$156.23	1.7622	2.00 STORY
77 068 02 0051 000	48117 FIELDSTONE DR	02/27/2023	03-ARM'S LENGTH	\$675,000	\$282,600	41.87	\$652,884	\$209,591	32%	\$465,409	\$547,951	0.849	2,942	\$158.19	2.4438	2.00 STORY
77 068 02 0072 000	48485 FIELDSTONE DR	05/20/2022	03-ARM'S LENGTH	\$728,000	\$298,800	41.04	\$679,692	\$202,000	30%	\$526,000	\$590,472	0.891	3,129	\$168.10	1.7013	2.00 STORY
77 068 02 0099 000	48068 FIELDSTONE DR	05/27/2022	03-ARM'S LENGTH	\$700,000	\$277,000	39.57	\$633,258	\$202,000	32%	\$498,000	\$533,075	0.934	2,843	\$175.17	6.0402	2.00 STORY
<b>Totals:</b>				<b>\$3,503,000</b>	<b>\$1,446,500</b>		<b>\$3,317,732</b>		<b>31%</b>	<b>\$2,471,083</b>	<b>\$2,825,479</b>			<b>\$160.71</b>		<b>0.0771</b>
					<b>Sale. Ratio =&gt;</b>	<b>41.29</b>				<b>E.C.F. =&gt;</b>	<b>0.875</b>		<b>Std. Deviation=&gt;</b>	<b>0.049572891</b>		
				<b>\$700,600</b>	<b>Std. Dev. =&gt;</b>	<b>1.27</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.874</b>		<b>Ave. Variance=&gt;</b>	<b>3.8015</b>	<b>Coefficient of Var=&gt;</b>	<b>4.350518874</b>

**03402 Pickford Meadow**

Review with Fox Hollow

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.961</b>	5	0.961
2023	1.065		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	3ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 034 02 0008 000	46895 PICKFORD ST	10/12/2022	03-ARM'S LENGTH	\$1,875,000	\$659,500	35.17	\$1,498,623	\$452,401	\$1,422,599	\$982,368	1.448	5,266	\$270.15	'03402	48.4992	2.00 STORY
77 034 04 0002 000	18347 WOODBURY CT	08/03/2021	03-ARM'S LENGTH	\$950,000	\$365,100	38.43	\$907,450	\$235,345	\$714,655	\$862,779	0.828	4,389	\$162.83	'03404	13.4823	2.00 STORY
77 034 04 0024 000	18677 FOX HOLLOW CT	05/25/2022	03-ARM'S LENGTH	\$1,100,000	\$451,600	41.05	\$1,039,314	\$346,734	\$753,266	\$889,062	0.847	3,798	\$198.33	'03404	11.5881	2.00 STORY
77 034 04 0027 000	18615 FOX HOLLOW CT	05/18/2023	03-ARM'S LENGTH	\$1,012,000	\$437,700	43.25	\$950,430	\$328,501	\$683,499	\$798,368	0.856	3,718	\$183.84	'03404	10.7020	2.00 STORY
77 034 05 0013 000	18958 BELLA VISTA CT	06/28/2022	03-ARM'S LENGTH	\$1,645,000	\$824,700	50.13	\$1,773,948	\$462,212	\$1,182,788	\$1,415,033	0.836	6,269	\$188.67	'015XX	12.7267	2.00 STORY
<b>Totals:</b>				<b>\$6,582,000</b>	<b>\$2,738,600</b>		<b>\$6,169,765</b>		<b>\$4,756,807</b>	<b>\$4,947,610</b>			<b>\$200.76</b>		<b>0.1705</b>	
						<b>Sale. Ratio =&gt;</b>	<b>41.61</b>			<b>E.C.F. =&gt;</b>	<b>0.961</b>	<b>Std. Deviation</b>		<b>0.27132694</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.64</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.963</b>	<b>Ave. Variance</b>		<b>19.3997</b>	<b>Coefficient of Var=&gt;</b>	<b>20.14210557</b>

**04704 Parkstone**

Review with Northville Trails and Brookstone Village

	Final ECF	# of Sales	Rec ECF
2024	0.893	5	0.893
2023	0.798		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 047 03 0002 000	18060 W NORTHVILLE TRL	10/22/2021	03-ARM'S LENGTH	\$490,000	\$215,700	44.02	\$512,132	\$115,981 \$374,019	\$425,511	0.879	2,594	\$144.19	'04703	1.1021	2.00 STORY	
77 047 03 0021 000	17680 E NORTHVILLE TRL	09/16/2021	03-ARM'S LENGTH	\$573,000	\$246,800	43.07	\$619,120	\$160,632 \$412,368	\$492,468	0.837	2,919	\$141.27	'04703	5.2659	2.00 STORY	
77 047 03 0073 000	40541 N NORTHVILLE TRL	04/22/2021	03-ARM'S LENGTH	\$513,000	\$231,600	45.15	\$555,074	\$103,827 \$409,173	\$484,690	0.844	2,765	\$147.98	'04703	4.5814	2.00 STORY	
77 047 04 0007 000	40862 COACHWOOD CIR	11/07/2022	03-ARM'S LENGTH	\$705,000	\$273,400	38.78	\$594,526	\$153,082 \$551,918	\$553,187	0.998	3,293	\$167.60	'04704	10.7697	2.00 STORY	
77 049 04 0023 000	40135 BEXLEY WAY	07/23/2021	03-ARM'S LENGTH	\$655,000	\$255,400	38.99	\$574,065	\$135,000 \$520,000	\$583,087	0.892	3,338	\$155.78	'04904	0.1796	2.00 STORY	
<b>Totals:</b>				<b>\$2,936,000</b>	<b>\$1,222,900</b>		<b>\$2,854,917</b>	<b>\$2,267,478</b>	<b>\$2,538,943</b>			<b>\$151.36</b>		<b>0.3071</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.65</b>			<b>E.C.F. =&gt;</b>	<b>0.893</b>	<b>Std. Deviation:</b>	<b>0.06441123</b>			
						<b>Std. Dev. =&gt;</b>	<b>2.94</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.890</b>	<b>Ave. Variance:</b>	<b>4.3797</b>	<b>Coefficient of Var=&gt;</b>	<b>4.921008859</b>	



**03203 Pine Creek Estates**

	Final ECF	# of Sales	Rec ECF
2024	0.838	6	0.866
2023	0.835		

Expanded Sales Period due to lack of sales

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 065 02 0002 000	17022 NIAGARA CT	08/16/2022	03-ARM'S LENGTH	\$787,500	\$278,500	35.37	\$681,732	\$293,327	\$494,173	\$696,066	0.710	3,035	\$162.82	'06502	16.2759	2.00 STORY
77 065 02 0006 000	16866 HORSESHOE DR	10/19/2023	03-ARM'S LENGTH	\$900,000	\$273,100	30.34	\$610,047	\$177,270	\$722,730	\$775,586	0.932	3,439	\$210.16	'06502	5.9140	2.00 STORY
77 065 02 0030 000	16726 FOREST DR	06/30/2022	03-ARM'S LENGTH	\$1,000,000	\$273,700	27.37	\$680,731	\$254,864	\$745,136	\$763,202	0.976	3,450	\$215.98	'06502	10.3619	2.00 STORY
<b>Totals:</b>				<b>\$2,687,500</b>	<b>\$825,300</b>		<b>\$1,972,510</b>		<b>\$1,962,039</b>	<b>\$2,234,854</b>			<b>\$196.32</b>		<b>0.5217</b>	
						<b>Sale. Ratio =&gt;</b>	<b>30.71</b>				<b>E.C.F. =&gt;</b>	<b>0.878</b>	<b>Std. Deviation</b>	<b>0.142696838</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.04</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.873</b>	<b>Ave. Variance:</b>	<b>10.8506</b>	<b>Coefficient of Var=&gt;</b>	<b>12.43320377</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 032 03 0010 000	47761 PINE CREEK CT	07/01/2021	\$790,000	PTA	03-ARM'S LENGT	\$790,000	\$341,500	43.23	\$875,767	\$233,119	\$556,881	\$766,883	0.726	3,832	\$145.32	'03203	14.4815	2.00 STORY
77 032 03 0012 000	47685 PINE CREEK CT	08/29/2023	\$675,000	OTH	03-ARM'S LENGT	\$675,000	\$291,700	43.21	\$647,492	\$183,509	\$491,491	\$553,678	0.888	3,141	\$156.48	'03203	1.6707	2.00 STORY
77 032 03 0016 000	47533 PINE CREEK CT	02/15/2022	\$735,000	PTA	03-ARM'S LENGT	\$735,000	\$258,800	35.21	\$648,945	\$186,323	\$548,677	\$552,054	0.994	2,889	\$189.92	'03203	12.2906	2.00 STORY
77 065 02 0002 000	17022 NIAGARA CT	08/16/2022	\$787,500	WD	03-ARM'S LENGT	\$787,500	\$278,500	35.37	\$681,732	\$293,327	\$494,173	\$696,066	0.710	3,035	\$162.82	'06502	16.1025	2.00 STORY
77 065 02 0006 000	16866 HORSESHOE DR	10/19/2023	\$900,000	PTA	03-ARM'S LENGT	\$900,000	\$273,100	30.34	\$610,047	\$177,270	\$722,730	\$775,586	0.932	3,439	\$210.16	'06502	6.0874	2.00 STORY
77 065 02 0030 000	16726 FOREST DR	06/30/2022	\$1,000,000	PTA	03-ARM'S LENGT	\$1,000,000	\$273,700	27.37	\$680,731	\$254,864	\$745,136	\$763,202	0.976	3,450	\$215.98	'06502	10.5352	2.00 STORY
<b>Totals:</b>				<b>\$4,887,500</b>		<b>\$4,887,500</b>	<b>\$1,717,300</b>		<b>\$4,144,714</b>		<b>\$3,559,088</b>	<b>#####</b>		<b>\$180.11</b>		<b>0.4485</b>		
						<b>Sale. Ratio =&gt;</b>	<b>35.14</b>				<b>E.C.F. =&gt;</b>	<b>0.866</b>	<b>Std. Deviation=&gt;</b>	<b>0.124169437</b>				
						<b>Std. Dev. =&gt;</b>	<b>6.50</b>				<b>Ave. E.C.F. =</b>	<b>0.871</b>	<b>Ave. Variance=&gt;</b>	<b>10.1947</b>	<b>Coefficient of V</b>	<b>11.7048663</b>		



**055 01 Plymouth Gardens**

	Final ECF	# of Sales	Rec ECF
2024	1.791	3	1.791
2023	1.776		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 055 01 0151 002	15561 LAKESIDE ST	04/30/2021	03-ARM'S LENGTH	\$464,000	\$187,200	40.34	\$437,178	\$66,610	15%	\$397,390	\$208,653	1.905	1,101	\$360.94	14.2654	1.00 STORY
77 055 01 0159 002	15600 LAKESIDE ST	12/30/2021	03-ARM'S LENGTH	\$327,900	\$130,200	39.71	\$332,437	\$88,342	27%	\$239,558	\$137,440	1.743	1,770	\$135.34	1.8895	1.00 STORY
77 055 01 0179 002	42449 ROBERTA ST	09/19/2022	03-ARM'S LENGTH	\$275,000	\$126,300	45.93	\$290,598	\$89,676	31%	\$185,324	\$113,131	1.638	1,802	\$102.84	12.3759	1.00 STORY
<b>Totals:</b>				<b>\$1,066,900</b>	<b>\$443,700</b>		<b>\$1,060,213</b>		<b>24%</b>	<b>\$822,272</b>	<b>\$459,224</b>			<b>\$199.71</b>		<b>2.8673</b>
						<b>Sale. Ratio =&gt;</b>	<b>41.59</b>			<b>E.C.F. =&gt;</b>	<b>1.791</b>	<b>Std. Deviation=&gt;</b>		<b>0.134207976</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.762</b>	<b>Ave. Variance=&gt;</b>		<b>9.5103</b>	<b>Coefficient of Var=&gt; 5.397752479</b>	

005 04 Quail Ridge

	Final ECF	# of Sales	Rec ECF
2024	0.889	5	0.889
2023	0.789		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 005 04 0009 000	41489 WOODRIDGE CT	01/08/2021	03-ARM'S LENGTH	\$473,900	\$225,300	47.54	\$493,911	\$168,145	34%	\$305,755	\$397,275	0.770	3,282	\$93.16	'00504	13.9425	1.75 STORY	
77 005 04 0025 000	41480 STONECROFT RD	08/06/2021	03-ARM'S LENGTH	\$675,000	\$231,400	34.28	\$528,840	\$174,362	33%	\$500,638	\$432,290	1.158	3,378	\$148.21	'00504	24.9051	2.00 STORY	
77 005 04 0042 000	41529 FALLBROOK CT	01/14/2021	03-ARM'S LENGTH	\$440,000	\$256,700	58.34	\$565,751	\$142,575	25%	\$297,425	\$516,068	0.576	3,469	\$85.74	'00504	33.2727	2.00 STORY	
77 005 04 0058 000	20419 WOODCREEK BLVD	10/13/2023	03-ARM'S LENGTH	\$540,000	\$207,300	38.39	\$437,186	\$154,597	35%	\$385,403	\$344,620	1.118	2,127	\$181.20	'00504	20.9286	1.00 STORY	
77 005 04 0059 000	20449 WOODCREEK BLVD	11/10/2022	03-ARM'S LENGTH	\$525,000	\$225,600	42.97	\$482,754	\$146,006	30%	\$378,994	\$410,668	0.923	2,703	\$140.21	'00504	1.3816	2.00 STORY	
<b>Totals:</b>				<b>\$2,653,900</b>	<b>\$1,146,300</b>		<b>\$2,508,442</b>			<b>\$1,868,215</b>	<b>\$2,100,921</b>			<b>\$129.70</b>		<b>1.9820</b>		
						<b>Sale. Ratio =&gt;</b>	<b>43.19</b>					<b>E.C.F. =&gt;</b>	<b>0.889</b>	<b>Std. Deviation=&gt;</b>		<b>0.242983764</b>		
						<b>Std. Dev. =&gt;</b>	<b>9.28</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.909</b>	<b>Ave. Variance=&gt;</b>		<b>18.8861</b>	<b>Coefficient of Var=&gt;</b>	<b>20.77550522</b>

**03702 Ravines of Northville**

	Final ECF	# of Sales	Rec ECF
2024	0.819	8	0.819
2023	0.799		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 037 02 0004 000	44315 DEEP HOLLOW CIR	11/16/2021	03-ARM'S LENGTH	\$640,000	\$273,700	42.77	\$638,581	\$158,186	25%	\$481,814	\$601,245	0.801	3,450	\$139.66	2.0839	2.00 STORY
77 037 02 0014 000	44223 DEEP HOLLOW CIR	06/21/2021	03-ARM'S LENGTH	\$725,000	\$279,300	38.52	\$708,871	\$190,429	27%	\$534,571	\$648,863	0.824	3,167	\$168.79	0.1659	2.00 STORY
77 037 02 0050 000	44189 DEEP HOLLOW CIR	01/06/2023	03-ARM'S LENGTH	\$819,000	\$328,900	40.16	\$764,055	\$195,247	26%	\$623,753	\$711,899	0.876	3,311	\$188.39	5.3982	2.00 STORY
77 037 02 0086 000	17440 WILLOW RIDGE DR	08/05/2022	03-ARM'S LENGTH	\$779,000	\$293,500	37.68	\$684,201	\$205,256	30%	\$573,744	\$599,430	0.957	3,607	\$159.06	13.4950	2.00 STORY
77 037 02 0087 000	17426 WILLOW RIDGE DR	10/29/2021	03-ARM'S LENGTH	\$795,000	\$308,600	38.82	\$800,989	\$183,949	23%	\$611,051	\$772,265	0.791	3,690	\$165.60	3.0954	2.00 STORY
77 037 02 0089 000	17168 WILLOW RIDGE DR	10/27/2022	03-ARM'S LENGTH	\$811,000	\$337,600	41.63	\$784,192	\$190,422	24%	\$620,578	\$743,141	0.835	3,662	\$169.46	1.2875	2.00 STORY
77 037 02 0093 000	17285 WILLOW RIDGE CT	05/27/2021	03-ARM'S LENGTH	\$822,500	\$312,600	38.01	\$828,450	\$227,628	27%	\$594,872	\$751,967	0.791	3,936	\$151.14	3.1111	2.00 STORY
77 037 02 0111 000	44330 DEEP HOLLOW CIR	05/20/2021	03-ARM'S LENGTH	\$750,000	\$337,900	45.05	\$822,190	\$229,767	28%	\$520,233	\$741,455	0.702	3,543	\$146.83	12.0561	2.00 STORY
<b>Totals:</b>				<b>\$6,141,500</b>	<b>\$2,472,100</b>		<b>\$6,031,529</b>		<b>26%</b>	<b>\$4,560,616</b>	<b>\$5,570,265</b>			<b>\$161.12</b>		<b>0.3456</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.25</b>				<b>E.C.F. =&gt;</b>	<b>0.819</b>		<b>Std. Deviation=&gt;</b>	<b>0.073862318</b>		
				<b>\$767,688</b>	<b>Std. Dev. =&gt;</b>	<b>2.62</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.822</b>		<b>Ave. Variance=&gt;</b>	<b>5.0866</b>	<b>Coefficient of Var=&gt;</b>	<b>6.186636822</b>

**06905 Reserves at Northville Ridge**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.755</b>	14	0.755
2023	0.739		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 069 05 0002 000	49642 S GLACIER	01/04/2023	03-ARM'S LENGTH	\$525,000	\$207,200	39.47	\$526,395	\$151,956	29%	\$373,044	\$506,683	0.736	2,351	\$158.67	2.1846	2.00 STORY
77 069 05 0006 000	49610 S GLACIER	09/20/2021	03-ARM'S LENGTH	\$552,500	\$225,200	40.76	\$569,027	\$129,317	23%	\$423,183	\$595,006	0.711	3,102	\$136.42	4.6869	2.00 STORY
77 069 05 0010 000	49562 S GLACIER	09/27/2022	03-ARM'S LENGTH	\$510,000	\$207,500	40.69	\$520,326	\$120,010	23%	\$389,990	\$541,699	0.720	2,840	\$137.32	3.8155	2.00 STORY
77 069 05 0069 000	50358 MULBERRY CT	01/18/2022	03-ARM'S LENGTH	\$472,000	\$184,300	39.05	\$470,046	\$139,008	30%	\$332,992	\$447,953	0.743	2,353	\$141.52	1.4730	2.00 STORY
77 069 05 0070 000	50340 MULBERRY CT	09/12/2022	03-ARM'S LENGTH	\$575,000	\$221,500	38.52	\$568,964	\$188,612	33%	\$386,388	\$514,684	0.751	2,522	\$153.21	0.7365	2.00 STORY
77 069 05 0075 000	16334 MULBERRY WAY	09/27/2021	03-ARM'S LENGTH	\$553,000	\$221,800	40.11	\$560,169	\$123,843	22%	\$429,157	\$590,427	0.727	2,739	\$156.68	3.1235	2.00 STORY
77 069 05 0095 000	16483 WESTMINISTER DR	05/25/2022	03-ARM'S LENGTH	\$550,000	\$195,500	35.55	\$492,148	\$121,276	25%	\$428,724	\$501,856	0.854	2,424	\$176.87	9.6184	2.00 STORY
77 069 05 0107 000	16466 WESTMINISTER DR	05/10/2022	03-ARM'S LENGTH	\$515,000	\$176,600	34.29	\$450,548	\$136,622	30%	\$378,378	\$424,798	0.891	1,999	\$189.28	13.2631	2.00 STORY
77 069 05 0132 000	16377 MULBERRY WAY	08/10/2021	03-ARM'S LENGTH	\$521,000	\$218,400	41.92	\$552,324	\$137,708	25%	\$383,292	\$561,050	0.683	3,041	\$126.04	7.4924	2.00 STORY
77 069 05 0144 000	16211 WESTMINISTER DR	11/18/2021	03-ARM'S LENGTH	\$460,000	\$177,900	38.67	\$453,052	\$126,556	28%	\$333,444	\$441,807	0.755	2,129	\$156.62	0.3366	2.00 STORY
77 069 05 0153 000	16355 WESTMINISTER DR	07/25/2022	03-ARM'S LENGTH	\$542,000	\$207,900	38.36	\$522,097	\$124,199	24%	\$417,801	\$538,427	0.776	2,743	\$152.32	1.7873	2.00 STORY
77 069 05 0165 000	16401 LINCOLN DR	09/08/2022	03-ARM'S LENGTH	\$575,000	\$219,000	38.09	\$547,332	\$127,134	23%	\$447,866	\$568,603	0.788	3,037	\$147.47	2.9567	2.00 STORY
77 069 05 0174 000	49561 S GLACIER	11/12/2021	03-ARM'S LENGTH	\$565,000	\$218,100	38.60	\$551,910	\$128,883	23%	\$436,117	\$572,431	0.762	3,087	\$141.28	0.3775	2.00 STORY
77 069 05 0196 000	16497 MULBERRY WAY	08/23/2021	03-ARM'S LENGTH	\$500,000	\$202,200	40.44	\$511,902	\$120,083	23%	\$379,917	\$530,201	0.717	2,619	\$145.06	4.1541	2.00 STORY
<b>Totals:</b>				<b>\$7,415,500</b>	<b>\$2,883,100</b>		<b>\$7,296,240</b>		<b>26%</b>	<b>\$5,540,293</b>	<b>\$7,335,625</b>			<b>\$151.34</b>		<b>0.2835</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.88</b>				<b>E.C.F. =&gt;</b>	<b>0.755</b>		<b>Std. Deviation=&gt;</b>	<b>0.056006384</b>		
				<b>\$529,679</b>	<b>Std. Dev. =&gt;</b>	<b>2.03</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.758</b>		<b>Ave. Variance=&gt;</b>	<b>4.0004</b>	<b>Coefficient of Var=&gt;</b>	<b>5.276942722</b>

**03005 Ridge Hill Estates**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.887</b>	4	0.887
2023	0.874		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 030 05 0018 000	18735 HONEY TREE LN	06/06/2022	03-ARM'S LENGTH	\$740,000	\$311,000	42.03	\$742,016	\$211,700	29%	\$528,300	\$606,768	0.871	2,092	\$252.53	1.6108	1.00 STORY		
77 030 05 0020 000	18703 HONEY TREE LN	12/03/2021	03-ARM'S LENGTH	\$740,000	\$303,100	40.96	\$734,598	\$211,700	29%	\$528,300	\$598,281	0.883	1,992	\$265.21	0.3756	1.00 STORY		
77 030 05 0024 000	18750 HONEY TREE LN	07/08/2022	03-ARM'S LENGTH	\$790,000	\$318,300	40.29	\$759,161	\$224,475	30%	\$565,525	\$611,768	0.924	2,084	\$271.37	3.7625	1.00 STORY		
77 030 05 0025 000	18766 HONEY TREE LN	11/28/2022	03-ARM'S LENGTH	\$759,500	\$319,400	42.05	\$762,636	\$211,700	28%	\$547,800	\$630,361	0.869	2,088	\$262.36	1.7760	1.00 STORY		
<b>Totals:</b>				<b>\$3,029,500</b>	<b>\$1,251,800</b>		<b>\$2,998,411</b>		<b>29%</b>	<b>\$2,169,925</b>	<b>\$2,447,178</b>			<b>\$262.87</b>		<b>0.0081</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.32</b>					<b>E.C.F. =&gt;</b>	<b>0.887</b>	<b>Std. Deviation=&gt;</b>		<b>0.025849613</b>		
						<b>Std. Dev. =&gt;</b>	<b>0.86</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.887</b>	<b>Ave. Variance=&gt;</b>		<b>1.8812</b>	<b>Coefficient of Var=&gt;</b>	<b>2.1213988</b>

01503 SADDLE RIDGE

	Final ECF	# of Sales	Rec ECF
2024	0.925	6	0.925
2023	0.871		

Reviewed with Oaks of Northville-Bella Vista and Verona Park

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	uilding Styl	Use Code	Land Value	Appr. by	EqAppr. Date	r Parcels inLand Tableroperty Claulding Dep		
77 034 03 0006 000	18836 OAK LEAF LN	11/04/2021	03-ARM'S LENGTH	\$1,100,000	\$473,200	43.02	\$1,071,346	\$279,028	26%	\$820,972	\$1,079,452	0.761	4,799	\$171.07	'03403	16.4177	2.00 STOR\		\$275,555	No	/ /	-PICKFOR	401	73
77 034 03 0013 000	18913 OAK LEAF CT	09/22/2021	03-ARM'S LENGTH	\$1,099,000	\$466,300	42.43	\$1,101,417	\$323,861	29%	\$775,139	\$1,059,340	0.732	4,888	\$158.58	'03403	19.3003	2.00 STOR\		\$316,495	No	/ /	-PICKFOR	401	74
77 034 05 0013 000	18958 BELLA VISTA CT	06/28/2022	03-ARM'S LENGTH	\$1,645,000	\$824,700	50.13	\$1,773,948	\$462,212	26%	\$1,182,788	\$1,415,033	0.836	6,269	\$188.67	'015XX	8.8849	2.00 STOR\		\$457,000	No	/ /	STA-SADD	401	75
77 037 06 0003 000	44240 VERONA LN	10/21/2022	03-ARM'S LENGTH	\$2,150,000	\$862,600	40.12	\$1,952,671	\$363,000	19%	\$1,787,000	\$1,463,785	1.221	5,666	\$315.39	'03706	29.6085	2.00 STOR\		\$363,000	No	/ /	:RONA PAI	401	91
77 037 06 0004 000	44104 VERONA LN	10/27/2021	03-ARM'S LENGTH	\$1,710,000	\$696,900	40.75	\$1,589,026	\$383,197	24%	\$1,326,803	\$1,110,339	1.195	4,105	\$323.22	'03706	27.0231	2.00 STOR\		\$363,000	No	/ /	:RONA PAI	401	86
77 037 06 0009 000	44255 VERONA LN	09/07/2021	03-ARM'S LENGTH	\$2,200,000	\$1,193,800	54.26	\$2,730,908	\$683,185	25%	\$1,516,815	\$1,885,564	0.804	6,120	\$247.85	'03706	12.0287	2.00 STOR\		\$635,250	No	/ /	:RONA PAI	401	84
<b>Totals:</b>				<b>\$9,904,000</b>	<b>\$4,517,500</b>		<b>\$10,219,316</b>		<b>25%</b>	<b>\$7,409,517</b>	<b>\$8,013,513</b>			<b>\$234.13</b>		<b>0.0094</b>								
					Sale. Ratio =>	45.61					E.C.F. =>	0.925			Std. Deviation=>	0.222377501								
					Std. Dev. =>	5.73					Ave. E.C.F. =>	0.925			Ave. Variance=>	18.8772								Coefficient of Var=> 20.41392



**03302 Shad Brook-Edenderry Hills**

	2023		<b>2024</b>	Rec ECF	# of Sales
MULTI STY	1.534	<b>MULTI STY</b>	<b>1.544</b>	1.544	5
1 STY	1.336	<b>1 STY</b>	<b>1.493</b>	1.493	1
					Total Sales
					6

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 033 02 0039 000	18157 PINEBROOK DR	01/14/2022	03-ARM'S LENGTH	\$450,000	\$231,000	51.33	\$488,175	\$88,243	18%	\$361,757	\$260,711	1.388	2,657	\$136.15	'03302	15.4519	2.00 STORY	
77 033 03 0004 000	18449 DONEGAL CT	07/16/2021	03-ARM'S LENGTH	\$550,000	\$266,400	48.44	\$546,105	\$119,915	22%	\$430,085	\$277,829	1.548	2,719	\$158.18	'03302	0.5923	1.75 STORY	
77 033 03 0008 000	18415 FERMANAGH CT	04/13/2021	03-ARM'S LENGTH	\$587,400	\$274,900	46.80	\$551,673	\$104,291	19%	\$483,109	\$291,644	1.657	3,273	\$147.60	'03302	11.4405	2.00 STORY	
77 033 04 0053 000	18275 EDENDERRY ST.	12/16/2022	03-ARM'S LENGTH	\$490,000	\$256,400	52.33	\$478,174	\$103,780	22%	\$386,220	\$244,063	1.582	2,588	\$149.23	'03302	4.0362	2.00 STORY	
77 033 04 0061 000	18254 EDENDERRY ST	08/02/2021	03-ARM'S LENGTH	\$526,500	\$259,900	49.36	\$525,967	\$101,469	19%	\$425,031	\$276,726	1.536	2,782	\$152.78	'03302	0.6171	2.00 STORY	
<b>Totals:</b>				<b>\$2,603,900</b>	<b>\$1,288,600</b>		<b>\$2,590,094</b>		<b>20%</b>	<b>\$2,086,202</b>	<b>\$1,350,973</b>			<b>\$148.79</b>		<b>0.2124</b>		
						<b>Sale. Ratio =&gt;</b>	<b>49.49</b>					<b>E.C.F. =&gt;</b>	<b>1.544</b>	<b>Std. Deviation=&gt;</b>		<b>0.0983195</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.22</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.542</b>	<b>Ave. Variance=&gt;</b>		<b>6.4276</b>	<b>Coefficient of Var=&gt;</b>	<b>4.168083539</b>

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 038 02 0035 000	18260 LARAUGH DR	05/14/2021	03-ARM'S LENGTH	\$650,000	\$279,900	43.06	\$596,898	\$144,299	24%	\$505,701	\$338,771	1.493	2,727	\$185.44	'03302	0.0000	1.00 STORY	
<b>Totals:</b>				<b>\$650,000</b>	<b>\$279,900</b>		<b>\$596,898</b>		<b>24%</b>	<b>\$505,701</b>	<b>\$338,771</b>			<b>\$185.44</b>		<b>0.0000</b>		
						<b>Sale. Ratio =&gt;</b>	<b>43.06</b>					<b>E.C.F. =&gt;</b>	<b>1.493</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>		
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.493</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

**03305 Shelley Pond**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.076</b>	4	1.076
2023	1.092		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 024 01 0009 000	50054 JONATHAN CT	10/28/2021	03-ARM'S LENGTH	\$985,115	\$409,400	41.56	\$927,599	\$262,142	28%	\$722,973	\$785,663	0.920	4,202	\$172.05	14.6441	2.00 STORY
77 033 01 0006 304	46301 PICKFORD ST	08/10/2021	.TI PARCEL ARM'S L	\$2,000,000	\$782,800	39.14	\$1,921,733	\$420,806	22%	\$1,579,194	\$1,619,122	0.975	7,403	\$213.32	9.1309	2.00 STORY
77 034 02 0008 000	46895 PICKFORD ST	10/12/2022	03-ARM'S LENGTH	\$1,875,000	\$659,500	35.17	\$1,498,623	\$452,401	30%	\$1,422,599	\$982,368	1.448	5,266	\$270.15	38.1484	2.00 STORY
77 034 04 0036 000	18425 FOX HOLLOW CT	12/13/2022	03-ARM'S LENGTH	\$729,000	\$280,800	38.52	\$655,206	\$255,764	39%	\$473,236	\$512,762	0.923	3,300	\$143.40	14.3733	2.00 STORY
<b>Totals:</b>				<b>\$5,589,115</b>	<b>\$2,132,500</b>		<b>\$5,003,161</b>		<b>30%</b>	<b>\$4,198,002</b>	<b>\$3,899,915</b>			<b>\$199.73</b>		<b>0.9785</b>
						<b>Sale. Ratio =&gt;</b>	<b>38.15</b>			<b>E.C.F. =&gt;</b>	<b>1.076</b>	<b>Std. Deviation=&gt;</b>		<b>0.255585243</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.067</b>	<b>Ave. Variance=&gt;</b>		<b>19.0742</b>	<b>Coefficient of Var=&gt; 17.88234638</b>	

**00399 Smock-Pierson**

	Final ECF	# of Sales	Rec ECF
2024	1.139	6	1.139
2023	1.160		

Expanded Sales Period due to lack of sales.

Large Land Value

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 003 99 0023 703	19355 PIERSON DR	08/21/2020	03-ARM'S LENGTH	\$405,000	\$170,600	42.12	\$412,974	\$161,831	\$243,169	\$219,915	1.106	2,136	\$113.84	1.9840	1.00 STORY
77 003 99 0028 000	19450 PIERSON DR	02/25/2022	03-ARM'S LENGTH	\$950,000	\$333,700	35.13	\$770,251	\$299,342	\$650,658	\$555,972	1.170	3,834	\$169.71	4.4726	2.00 STORY
77 003 99 0023 703	19355 PIERSON DR	08/21/2020	03-ARM'S LENGTH	\$405,000	\$170,600	42.12	\$416,932	\$161,831	\$243,169	\$219,914	1.106	2,136	\$113.84	110.5746	1.00 STORY
77 004 01 0002 002	40241 FAIRWAY III RD	10/28/2020	03-ARM'S LENGTH	\$508,000	\$217,500	42.81	\$532,835	\$161,142	\$346,858	\$283,951	1.222	2,858	\$121.36	9.5960	QUAD/TRI LEVEL
77 004 01 0012 000	40200 STONELEIGH ST	12/18/2020	03-ARM'S LENGTH	\$392,000	\$205,200	52.35	\$472,267	\$200,201	\$191,799	\$207,843	0.923	2,401	\$79.88	20.2774	1.00 STORY
77 004 01 0013 000	19351 MEADOWBROOK R	12/03/2021	03-ARM'S LENGTH	\$519,000	\$225,000	43.35	\$535,830	\$266,027	\$252,973	\$206,114	1.227	2,792	\$90.61	10.1764	1.00 STORY
<b>Totals:</b>				<b>\$3,179,000</b>	<b>\$1,322,600</b>		<b>\$3,141,089</b>		<b>\$1,928,626</b>	<b>\$1,693,709</b>			<b>\$114.87</b>		<b>1.3118</b>
						<b>Sale. Ratio =&gt;</b>	<b>41.60</b>			<b>E.C.F. =&gt;</b>	<b>1.139</b>	<b>Std. Deviation:</b>	<b>0.112666877</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.50</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.126</b>	<b>Ave. Variance:</b>	<b>26.1802</b>	<b>Coefficient of Var=&gt;</b>	<b>23.25924915</b>

**03301 Snow Acres-Valencia-7 Mi-Maplebrook**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>1.045</b>	4	1.045
2023	1.188		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 033 01 0005 002	46475 PICKFORD ST	07/30/2020	03-ARM'S LENGTH	\$550,000	\$246,100	44.75	\$550,365	\$119,294	22%	\$430,706	\$362,854	1.187	3,101	\$138.89	13.4322	2.00 STORY		
77 033 01 0005 003	46501 PICKFORD ST	07/17/2020	03-ARM'S LENGTH	\$561,000	\$299,000	53.30	\$652,476	\$123,881	19%	\$437,119	\$444,945	0.982	3,209	\$136.22	7.0262	2.00 STORY		
77 033 01 0008 314	18760 VALENCIA ST	02/12/2020	03-ARM'S LENGTH	\$468,500	\$257,600	54.98	\$553,273	\$172,932	31%	\$295,568	\$320,152	0.923	2,580	\$114.56	12.9462	2.00 STORY		
77 034 99 0008 001	46811 7 MILE RD	10/09/2020	03-ARM'S LENGTH	\$430,000	\$213,100	49.56	\$512,860	\$200,645	39%	\$229,355	\$205,134	1.118	2,485	\$92.30	6.5401	2.00 STORY		
<b>Totals:</b>				<b>\$2,009,500</b>	<b>\$1,015,800</b>		<b>\$2,268,974</b>			<b>\$1,392,748</b>	<b>\$1,333,085</b>			<b>\$120.49</b>		<b>0.7917</b>		
						<b>Sale. Ratio =&gt;</b>	<b>50.55</b>					<b>E.C.F. =&gt;</b>	<b>1.045</b>	<b>Std. Deviation=&gt;</b>		<b>0.121129096</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.54</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.053</b>	<b>Ave. Variance=&gt;</b>		<b>9.9862</b>	<b>Coefficient of Var=&gt;</b>	<b>9.486482564</b>

04910 Springwater Park

	Final ECF	# of Sales	Rec ECF
2024	0.840	12	0.840
2023	0.748		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 10 0006 000	39414 SPRINGWATER DR	06/30/2022	03-ARM'S LENGTH	\$334,500	\$116,400	34.80	\$275,337	\$85,000	31%	\$249,500	\$254,461	0.981	1,764	\$141.44	14.0220	MULTI/MIXED	
77 049 10 0008 000	39418 SPRINGWATER DR	11/15/2022	03-ARM'S LENGTH	\$278,800	\$116,400	41.75	\$275,337	\$85,000	31%	\$193,800	\$254,461	0.762	1,764	\$109.86	7.8674	MULTI/MIXED	
77 049 10 0010 000	39426 SPRINGWATER DR	03/27/2023	03-ARM'S LENGTH	\$275,000	\$106,100	38.58	\$251,487	\$85,000	34%	\$190,000	\$222,576	0.854	1,536	\$123.70	1.3357	MULTI/MIXED	
77 049 10 0013 000	39432 SPRINGWATER DR	05/02/2022	03-ARM'S LENGTH	\$300,000	\$116,400	38.80	\$275,337	\$85,000	31%	\$215,000	\$254,461	0.845	1,764	\$121.88	0.4639	MULTI/MIXED	
77 049 10 0020 000	39446 SPRINGWATER DR	02/10/2023	03-ARM'S LENGTH	\$275,000	\$116,400	42.33	\$275,337	\$85,000	31%	\$190,000	\$254,461	0.747	1,764	\$107.71	9.3608	MULTI/MIXED	
77 049 10 0020 000	39446 SPRINGWATER DR	07/15/2022	03-ARM'S LENGTH	\$277,900	\$116,400	41.89	\$275,337	\$85,000	31%	\$192,900	\$254,461	0.758	1,764	\$109.35	8.2211	MULTI/MIXED	
77 049 10 0027 000	39464 SPRINGWATER DR	05/13/2022	03-ARM'S LENGTH	\$300,000	\$116,400	38.80	\$275,337	\$85,000	31%	\$215,000	\$254,461	0.845	1,764	\$121.88	0.4639	MULTI/MIXED	
77 049 10 0030 000	39470 SPRINGWATER DR	02/17/2022	03-ARM'S LENGTH	\$265,000	\$105,200	39.70	\$251,487	\$85,000	34%	\$180,000	\$222,576	0.809	1,536	\$117.19	3.1572	MULTI/MIXED	
77 049 10 0081 000	39627 SPRINGWATER DR	08/05/2022	03-ARM'S LENGTH	\$321,000	\$117,400	36.57	\$277,715	\$85,000	31%	\$236,000	\$257,640	0.916	1,764	\$133.79	7.5723	MULTI/MIXED	
77 049 10 0083 000	39623 SPRINGWATER DR	03/13/2023	03-ARM'S LENGTH	\$330,000	\$117,400	35.58	\$277,715	\$85,000	31%	\$245,000	\$257,640	0.951	1,764	\$138.89	11.0655	MULTI/MIXED	
77 049 10 0099 000	39651 SPRINGWATER DR	12/27/2021	03-ARM'S LENGTH	\$295,000	\$119,500	40.51	\$282,475	\$85,000	30%	\$210,000	\$264,004	0.795	1,764	\$119.05	4.4842	MULTI/MIXED	
77 049 10 0108 000	39633 SPRINGWATER DR	06/15/2022	03-ARM'S LENGTH	\$302,000	\$119,400	39.54	\$282,475	\$85,000	30%	\$217,000	\$264,004	0.822	1,764	\$123.02	1.8327	MULTI/MIXED	
<b>Totals:</b>				<b>\$3,554,200</b>	<b>\$1,383,400</b>		<b>\$3,275,376</b>		<b>31%</b>	<b>\$2,534,200</b>	<b>\$3,015,206</b>			<b>\$122.31</b>		<b>0.0189</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.92</b>			<b>E.C.F. =&gt;</b>	<b>0.840</b>	<b>Std. Deviation=&gt;</b>		<b>0.075628087</b>			
						<b>\$296,183</b>	<b>Std. Dev. =&gt;</b>	<b>2.44</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.840</b>	<b>Ave. Variance=&gt;</b>		<b>5.8206</b>	<b>Coefficient of Var=&gt;</b>	<b>6.926884174</b>

**04911 Springwater Park 200-300 Series**

	Final ECF	# of Sales	Rec ECF
2024	0.680	8	0.680
2023	0.670		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 10 0063 000	39490 ROCKCREST LN	01/27/2023	03-ARM'S LENGTH	\$343,500	\$132,800	38.66	\$321,579	\$85,000	26%	\$258,500	\$353,102	0.732	2,030	\$127.34	5.6175	1.00 STORY	
77 049 10 0075 000	39522 ROCKCREST LN	09/10/2021	03-ARM'S LENGTH	\$340,000	\$132,600	39.00	\$317,438	\$85,000	27%	\$255,000	\$346,922	0.735	1,935	\$131.78	5.9127	1.00 STORY	
77 049 10 0115 000	39638 ROCKCREST LN	11/02/2022	03-ARM'S LENGTH	\$237,500	\$101,700	42.82	\$246,918	\$85,000	34%	\$152,500	\$241,668	0.631	1,274	\$119.70	4.4877	MULTI/MIXED	
77 049 13 0067 000	39841 ROCKCREST CIR	11/23/2021	03-ARM'S LENGTH	\$270,000	\$109,100	40.41	\$265,353	\$85,000	32%	\$185,000	\$269,183	0.687	1,468	\$126.02	1.1356	MULTI/MIXED	
77 049 13 0086 000	39864 ROCKCREST CIR	06/10/2021	03-ARM'S LENGTH	\$259,900	\$112,100	43.13	\$271,942	\$85,000	31%	\$174,900	\$279,017	0.627	1,468	\$119.14	4.9065	MULTI/MIXED	
77 049 13 0091 000	39824 ROCKCREST CIR	08/23/2022	03-ARM'S LENGTH	\$257,000	\$106,600	41.48	\$258,778	\$85,000	33%	\$172,000	\$259,370	0.663	1,324	\$129.91	1.2763	MULTI/MIXED	
77 049 13 0093 000	39828 ROCKCREST CIR	09/16/2022	03-ARM'S LENGTH	\$270,000	\$111,300	41.22	\$270,048	\$85,000	31%	\$185,000	\$276,191	0.670	1,468	\$126.02	0.6082	MULTI/MIXED	
77 049 13 0114 000	39764 ROCKCREST CIR	06/25/2021	03-ARM'S LENGTH	\$270,000	\$112,100	41.52	\$272,225	\$85,000	31%	\$185,000	\$279,440	0.662	1,468	\$126.02	1.3870	2.00 STORY	
<b>Totals:</b>				<b>\$2,247,900</b>	<b>\$918,300</b>		<b>\$2,224,281</b>		<b>31%</b>	<b>\$1,567,900</b>	<b>\$2,304,893</b>			<b>\$125.74</b>		<b>0.4340</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.85</b>					<b>E.C.F. =&gt;</b>	<b>0.680</b>		<b>Std. Deviation=&gt;</b>	<b>0.040697824</b>		
				<b>\$280,988</b>	<b>Std. Dev. =&gt;</b>	<b>1.61</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.676</b>		<b>Ave. Variance=&gt;</b>	<b>3.1664</b>	<b>Coefficient of Var=&gt;</b>	<b>4.684729667</b>

04913 Springwater New

	2023	# of Sales		2024	Rec. ECF	
2 STY	0.841	1	2 STY	0.958	0.973	Combined 2 Story and Over 2 Story into (1) ECF Nghb
OVER 2 STY	1.056	5	OVER 2 STY	0.958	0.958	
MULTI-MIXED	0.687	12	MULTI-MIXED	0.605	0.605	
Total		18				

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 13 0006 000	39669 SPRINGWATER DR	10/12/2022	03-ARM'S LENGTH	\$364,900	\$141,500	38.78	\$326,994	\$85,000	26%	\$279,900	\$287,745	0.973	1,764	\$158.67	0.0000	2.00 STORY	
<b>Totals:</b>				<b>\$364,900</b>	<b>\$141,500</b>		<b>\$326,994</b>		<b>26%</b>	<b>\$279,900</b>	<b>\$287,745</b>			<b>\$158.67</b>		<b>0.0000</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.78</b>			<b>E.C.F. =&gt;</b>	<b>0.973</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>			
				<b>\$364,900</b>	<b>Std. Dev. =&gt;</b>		<b>#DIV/0!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.973</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>		<b>0</b>

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 13 0002 000	39677 SPRINGWATER DR	11/12/2021	03-ARM'S LENGTH	\$315,000	\$139,500	44.29	\$326,735	\$85,000	26%	\$230,000	\$228,915	1.005	1,618	\$142.15	4.6305	OVER 2.00 STORY	
77 049 13 0004 000	39673 SPRINGWATER DR	04/16/2021	03-ARM'S LENGTH	\$280,000	\$139,500	49.82	\$326,735	\$85,000	26%	\$195,000	\$228,915	0.852	1,618	\$120.52	10.6590	OVER 2.00 STORY	
77 049 13 0005 000	39671 SPRINGWATER DR	01/06/2023	03-ARM'S LENGTH	\$315,000	\$143,500	45.56	\$326,735	\$85,000	26%	\$230,000	\$228,915	1.005	1,618	\$142.15	4.6305	OVER 2.00 STORY	
77 049 13 0007 000	39667 SPRINGWATER DR	05/17/2021	03-ARM'S LENGTH	\$282,000	\$139,500	49.47	\$326,735	\$85,000	26%	\$197,000	\$228,915	0.861	1,618	\$121.76	9.7853	OVER 2.00 STORY	
77 049 13 0007 000	39667 SPRINGWATER DR	06/22/2022	03-ARM'S LENGTH	\$330,000	\$143,500	43.48	\$326,735	\$85,000	26%	\$245,000	\$228,915	1.070	1,618	\$151.42	11.1832	OVER 2.00 STORY	
<b>Totals:</b>				<b>\$1,522,000</b>	<b>\$705,500</b>		<b>\$1,633,675</b>		<b>26%</b>	<b>\$1,097,000</b>	<b>\$1,144,575</b>			<b>\$135.60</b>		<b>0.0000</b>	
						<b>Sale. Ratio =&gt;</b>	<b>46.35</b>			<b>E.C.F. =&gt;</b>	<b>0.958</b>	<b>Std. Deviation=&gt;</b>		<b>0.097122769</b>			
				<b>\$304,400</b>	<b>Std. Dev. =&gt;</b>		<b>2.95</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.958</b>	<b>Ave. Variance=&gt;</b>		<b>8.1777</b>	<b>Coefficient of Var=&gt;</b>		<b>8.532360985</b>

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 049 13 0055 000	39809 ROCKCREST CIR	06/28/2022	03-ARM'S LENGTH	\$284,900	\$95,600	33.56	\$311,294	\$85,000	27%	\$199,900	\$329,394	0.607	1,468	\$136.17	0.1476	MULTI/MIXED	
77 049 13 0056 000	39807 ROCKCREST CIR	08/05/2022	ARTIAL CONSTRUC	\$265,900	\$87,400	32.87	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0057 000	39805 ROCKCREST CIR	08/01/2022	ARTIAL CONSTRUC	\$265,900	\$88,600	33.32	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0058 000	39803 ROCKCREST CIR	09/16/2022	ARTIAL CONSTRUC	\$279,900	\$94,800	33.87	\$308,193	\$85,000	28%	\$194,900	\$324,880	0.600	1,468	\$132.77	0.5483	MULTI/MIXED	
77 049 13 0059 000	39801 ROCKCREST CIR	09/29/2022	ARTIAL CONSTRUC	\$277,000	\$94,800	34.22	\$308,193	\$85,000	28%	\$192,000	\$324,880	0.591	1,468	\$130.79	1.4409	MULTI/MIXED	
77 049 13 0060 000	39799 ROCKCREST CIR	08/16/2022	ARTIAL CONSTRUC	\$265,900	\$89,600	33.70	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0061 000	39797 ROCKCREST CIR	09/01/2022	ARTIAL CONSTRUC	\$265,900	\$89,600	33.70	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0062 000	39795 ROCKCREST CIR	08/09/2022	ARTIAL CONSTRUC	\$279,900	\$92,900	33.19	\$308,193	\$85,000	28%	\$194,900	\$324,880	0.600	1,468	\$132.77	0.5483	MULTI/MIXED	
77 049 13 0063 000	39793 ROCKCREST CIR	06/22/2022	ARTIAL CONSTRUC	\$279,900	\$93,800	33.51	\$308,193	\$85,000	28%	\$194,900	\$324,880	0.600	1,468	\$132.77	0.5483	MULTI/MIXED	
77 049 13 0064 000	39791 ROCKCREST CIR	08/01/2022	03-ARM'S LENGTH	\$265,900	\$89,600	33.70	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0065 000	39789 ROCKCREST CIR	10/05/2022	ARTIAL CONSTRUC	\$265,900	\$89,600	33.70	\$289,190	\$85,000	29%	\$180,900	\$297,219	0.609	1,324	\$136.63	0.3246	MULTI/MIXED	
77 049 13 0066 000	39787 ROCKCREST CIR	08/10/2022	03-ARM'S LENGTH	\$284,900	\$94,800	33.27	\$308,193	\$85,000	28%	\$199,900	\$324,880	0.615	1,468	\$136.17	0.9908	MULTI/MIXED	
<b>Totals:</b>				<b>\$3,281,900</b>	<b>\$1,101,100</b>		<b>\$3,587,399</b>		<b>28%</b>	<b>\$2,261,900</b>	<b>\$3,737,108</b>			<b>\$135.10</b>		<b>0.0142</b>	
						<b>Sale. Ratio =&gt;</b>	<b>33.55</b>			<b>E.C.F. =&gt;</b>	<b>0.605</b>	<b>Std. Deviation=&gt;</b>		<b>0.006476127</b>			
				<b>\$273,492</b>	<b>Std. Dev. =&gt;</b>		<b>0.35</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.605</b>	<b>Ave. Variance=&gt;</b>		<b>0.5143</b>	<b>Coefficient of Var=&gt;</b>		<b>0.849498681</b>

**02601 Steeplechase**

	Final ECF	# of Sales	Rec ECF
2024	0.736	14	0.736
2023	0.672		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 026 01 0032 000	18970 HEATHER RIDGE DR	11/14/2022	03-ARM'S LENGTH	\$1,010,000	\$386,000	38.22	\$875,370	\$222,700	25%	\$787,300	\$971,235	0.811	4,680	\$168.23	7.1721	2.00 STORY	
77 026 01 0044 000	18952 BAYBERRY WAY	04/12/2022	03-ARM'S LENGTH	\$920,000	\$364,400	39.61	\$824,753	\$221,804	27%	\$698,196	\$897,245	0.778	4,156	\$168.00	3.9259	2.00 STORY	
77 026 01 0079 000	50464 EAGLES NEST	05/27/2021	03-ARM'S LENGTH	\$885,000	\$374,600	42.33	\$845,732	\$224,139	27%	\$660,861	\$924,989	0.714	4,463	\$148.08	2.4443	2.00 STORY	
77 027 01 0173 000	17749 BRIAR RIDGE LN	06/11/2021	03-ARM'S LENGTH	\$990,000	\$430,200	43.45	\$973,084	\$260,635	27%	\$729,365	\$1,060,191	0.688	4,464	\$163.39	5.0940	2.00 STORY	
77 027 02 0185 000	50779 NORTHSTAR WAY	01/28/2022	03-ARM'S LENGTH	\$861,500	\$357,800	41.53	\$811,523	\$263,178	32%	\$598,322	\$815,989	0.733	3,846	\$155.57	0.5648	2.00 STORY	
77 027 02 0192 000	50780 NORTHSTAR WAY	05/11/2021	03-ARM'S LENGTH	\$875,000	\$367,800	42.03	\$831,224	\$212,500	26%	\$662,500	\$920,720	0.720	4,201	\$157.70	1.9350	2.00 STORY	
77 027 02 0194 000	50728 NORTHSTAR WAY	02/09/2022	03-ARM'S LENGTH	\$1,100,000	\$471,000	42.82	\$1,063,400	\$230,656	22%	\$869,344	\$1,239,202	0.702	6,432	\$135.16	3.7361	2.00 STORY	
77 027 03 0210 000	50460 BRIAR RIDGE LN	08/19/2021	03-ARM'S LENGTH	\$875,000	\$371,500	42.46	\$856,224	\$224,678	26%	\$650,322	\$939,800	0.692	4,296	\$151.38	4.6917	2.00 STORY	
77 027 05 0248 000	50800 TAMARACK TRL	04/29/2022	03-ARM'S LENGTH	\$880,000	\$371,200	42.18	\$829,252	\$282,087	34%	\$597,913	\$814,233	0.734	3,379	\$176.95	0.4569	2.00 STORY	
77 027 06 0274 000	50294 STARLITE RUN	06/03/2022	03-ARM'S LENGTH	\$975,000	\$422,700	43.35	\$957,881	\$250,467	26%	\$724,533	\$1,052,699	0.688	4,782	\$151.51	5.0634	2.00 STORY	
77 028 01 0088 000	50416 TETON RIDGE DR	03/27/2023	03-ARM'S LENGTH	\$820,000	\$329,100	40.13	\$738,734	\$227,345	31%	\$592,655	\$760,995	0.779	3,770	\$157.20	3.9894	2.00 STORY	
77 028 01 0097 301	50532 LAUREL RIDGE COURT	07/07/2022	03-ARM'S LENGTH	\$1,000,000	\$359,400	35.94	\$809,067	\$239,077	30%	\$760,923	\$848,199	0.897	3,896	\$195.31	15.8208	2.00 STORY	
77 028 01 0104 000	17744 CRESTBROOK DR	10/21/2021	03-ARM'S LENGTH	\$890,000	\$380,900	42.80	\$861,417	\$230,537	27%	\$659,463	\$938,809	0.702	4,352	\$151.53	3.6450	2.00 STORY	
77 028 01 0147 000	17919 CRESTBROOK DR	04/01/2021	03-ARM'S LENGTH	\$957,000	\$408,300	42.66	\$923,706	\$268,063	29%	\$688,937	\$975,659	0.706	4,582	\$150.36	3.2771	2.00 STORY	
<b>Totals:</b>				<b>\$13,038,500</b>	<b>\$5,394,900</b>		<b>\$12,201,367</b>		<b>28%</b>	<b>\$9,680,634</b>	<b>\$13,159,965</b>			<b>\$159.31</b>		<b>0.3284</b>	
						<b>Sale. Ratio =&gt;</b>	<b>41.38</b>					<b>E.C.F. =&gt;</b>	<b>0.736</b>	<b>Std. Deviation=&gt;</b>	<b>0.05915397</b>		
						<b>Std. Dev. =&gt;</b>	<b>2.17</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.739</b>	<b>Ave. Variance=&gt;</b>	<b>4.4155</b>	<b>Coefficient of Var=&gt;</b>	<b>5.975765577</b>



**02904 Stonewater Lakes Off Water**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.728</b>	14	0.728
2023	0.682		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 029 04 0049 000	18133 MISSION PT	01/23/2023	03-ARM'S LENGTH	\$1,050,000	\$425,300	40.50	\$1,009,774	\$269,016	27%	\$780,984	\$1,086,155	0.719	4,477	\$174.44	0.5441	2.00 STORY
77 029 04 0076 000	47540 MANORWOOD DR	10/08/2021	03-ARM'S LENGTH	\$860,000	\$407,500	47.38	\$972,054	\$251,762	26%	\$608,238	\$1,056,146	0.576	3,780	\$160.91	14.8574	2.00 STORY
77 029 04 0078 000	47470 MANORWOOD DR	07/23/2021	03-ARM'S LENGTH	\$782,000	\$348,200	44.53	\$835,903	\$247,832	30%	\$534,168	\$862,274	0.619	3,600	\$148.38	10.4989	2.00 STORY
77 029 04 0092 000	18776 STONEWATER BLVD	06/03/2021	03-ARM'S LENGTH	\$850,000	\$332,500	39.12	\$828,993	\$213,683	26%	\$636,317	\$902,214	0.705	3,749	\$169.73	1.9193	2.00 STORY
77 029 05 0388 000	48232 FOUR SEASONS BLVD	03/15/2022	03-ARM'S LENGTH	\$795,000	\$338,500	42.58	\$816,481	\$257,733	32%	\$537,267	\$819,278	0.656	3,554	\$151.17	6.8696	2.00 STORY
77 029 05 0413 000	48316 FOUR SEASONS BLVD	04/19/2021	03-ARM'S LENGTH	\$1,250,000	\$493,700	39.50	\$1,217,195	\$257,125	21%	\$992,875	\$1,407,727	0.705	5,361	\$185.20	1.9173	2.00 STORY
77 030 02 0145 000	18729 CLOVER HILL CT	06/15/2021	03-ARM'S LENGTH	\$850,000	\$367,200	43.20	\$887,800	\$292,234	33%	\$557,766	\$873,263	0.639	3,611	\$154.46	8.5762	2.00 STORY
77 030 02 0172 000	18405 STONERIDGE CT	12/10/2021	03-ARM'S LENGTH	\$1,350,000	\$531,400	39.36	\$1,263,228	\$371,102	29%	\$978,898	\$1,308,102	0.748	4,149	\$235.94	2.3858	2.00 STORY
77 030 02 0186 000	18227 PARKSHORE DR	05/20/2022	03-ARM'S LENGTH	\$950,000	\$352,100	37.06	\$839,294	\$243,801	29%	\$706,199	\$873,156	0.809	3,374	\$209.31	8.4312	2.00 STORY
77 031 01 0268 000	48252 BINGHAMPTON CT	07/01/2022	03-ARM'S LENGTH	\$929,000	\$363,400	39.12	\$865,953	\$254,573	29%	\$674,427	\$896,451	0.752	3,263	\$206.69	2.7853	2.00 STORY
77 031 01 0304 000	17510 WILLIAMSBURG CT	09/23/2021	03-ARM'S LENGTH	\$1,100,000	\$415,600	37.78	\$994,772	\$277,590	28%	\$822,410	\$1,051,586	0.782	4,323	\$190.24	5.7589	2.00 STORY
77 031 01 0331 000	17944 RIDGEVIEW DR	03/10/2022	03-ARM'S LENGTH	\$1,295,000	\$423,700	32.72	\$1,008,117	\$263,340	26%	\$1,031,660	\$1,092,048	0.945	4,282	\$240.93	22.0225	2.00 STORY
77 031 01 0332 000	17922 RIDGEVIEW DR	05/13/2022	03-ARM'S LENGTH	\$1,100,000	\$415,300	37.75	\$989,418	\$311,134	31%	\$788,866	\$994,551	0.793	4,297	\$183.59	6.8711	2.00 STORY
77 031 02 0368 000	49200 PARKSHORE CT	08/19/2021	03-ARM'S LENGTH	\$780,000	\$314,100	40.27	\$771,077	\$253,421	33%	\$526,579	\$759,026	0.694	3,056	\$172.31	3.0721	2.00 STORY
<b>Totals:</b>				<b>\$13,941,000</b>	<b>\$5,528,500</b>		<b>\$13,300,059</b>		<b>29%</b>	<b>\$10,176,654</b>	<b>\$13,981,977</b>			<b>\$184.52</b>		<b>0.3364</b>
				<b>\$995,786</b>	<b>Sale. Ratio =&gt;</b>	<b>39.66</b>				<b>E.C.F. =&gt;</b>	<b>0.728</b>		<b>Std. Deviation</b>	<b>0.092765584</b>		
				<b>14</b>	<b>Std. Dev. =&gt;</b>	<b>3.57</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.724</b>		<b>Ave. Variance:</b>	<b>6.8936</b>	<b>Coefficient of Var=&gt;</b>	<b>9.515219389</b>

**02905 Stonewater Lakes On Water**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.847</b>	14	0.847
<b>2023</b>	<b>0.730</b>		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 029 04 0026 000	18022 MISSION PT	10/22/2021	03-ARM'S LENGTH	\$1,230,000	\$556,700	45.26	\$1,242,247	\$340,182	27%	\$889,818	\$1,235,705	0.720	4,835	\$184.04	12.6068	2.00 STORY
77 029 04 0040 000	18091 PENINSULA WAY	05/24/2022	03-ARM'S LENGTH	\$1,850,000	\$593,300	32.07	\$1,326,787	\$329,196	25%	\$1,520,804	\$1,366,563	1.113	5,217	\$291.51	26.6710	2.00 STORY
77 029 04 0085 000	18546 E CLAIRMONT CIR	09/30/2021	03-ARM'S LENGTH	\$927,500	\$456,900	49.26	\$1,020,786	\$283,041	28%	\$644,459	\$1,010,609	0.638	3,812	\$169.06	20.8464	2.00 STORY
77 029 05 0379 000	18806 OVERLOOK TRL	09/03/2021	03-ARM'S LENGTH	\$975,000	\$408,800	41.93	\$944,292	\$266,356	28%	\$708,644	\$928,679	0.763	4,094	\$173.09	8.3091	2.00 STORY
77 029 05 0395 000	48162 FOUR SEASONS BLVD	10/29/2021	03-ARM'S LENGTH	\$1,285,000	\$531,400	41.35	\$1,293,117	\$258,400	20%	\$1,026,600	\$1,417,420	0.724	5,211	\$197.01	12.1884	2.00 STORY
77 030 02 0130 000	18239 E CLAIRMONT CIR	07/06/2022	03-ARM'S LENGTH	\$1,655,000	\$570,000	34.44	\$1,278,312	\$294,059	23%	\$1,360,941	\$1,348,291	1.009	4,709	\$289.01	16.3225	2.00 STORY
77 030 02 0197 000	18268 PARKSHORE DR	07/20/2021	03-ARM'S LENGTH	\$1,425,000	\$596,000	41.82	\$1,334,763	\$348,200	26%	\$1,076,800	\$1,351,456	0.797	5,367	\$200.63	4.9387	2.00 STORY
77 031 01 0211 000	17900 PARKSHORE DR	06/02/2021	03-ARM'S LENGTH	\$1,230,000	\$591,800	48.11	\$1,268,310	\$315,823	25%	\$914,177	\$1,304,776	0.701	5,203	\$175.70	14.5518	2.00 STORY
77 031 01 0220 000	48878 STONERIDGE DR	06/25/2021	03-ARM'S LENGTH	\$1,250,000	\$555,300	44.42	\$1,234,840	\$325,091	26%	\$924,909	\$1,246,231	0.742	4,938	\$187.30	10.3993	2.00 STORY
77 031 01 0222 000	48844 WELLSLEY CT	11/07/2022	03-ARM'S LENGTH	\$1,414,635	\$600,400	42.44	\$1,337,230	\$424,359	32%	\$990,276	\$1,250,508	0.792	4,438	\$223.14	5.4259	2.00 STORY
77 031 01 0227 000	48766 STONERIDGE DR	05/19/2021	03-ARM'S LENGTH	\$1,300,000	\$547,700	42.13	\$1,233,299	\$377,767	31%	\$922,233	\$1,171,961	0.787	4,083	\$225.87	5.9243	2.00 STORY
77 031 01 0233 000	48622 STONERIDGE DR	06/30/2022	03-ARM'S LENGTH	\$1,490,000	\$478,600	32.12	\$1,067,514	\$312,010	29%	\$1,177,990	\$1,034,936	1.138	3,959	\$297.55	29.2067	2.00 STORY
77 031 01 0316 000	17711 PARKSHORE DR	03/01/2022	03-ARM'S LENGTH	\$1,550,000	\$516,500	33.32	\$1,153,095	\$325,530	28%	\$1,224,470	\$1,133,650	1.080	4,759	\$257.30	23.3955	2.00 STORY
77 031 02 0360 000	17379 PARKSHORE DR	10/27/2022	03-ARM'S LENGTH	\$1,300,000	\$524,900	40.38	\$1,172,220	\$340,157	29%	\$959,843	\$1,139,812	0.842	4,396	\$218.34	0.4051	2.00 STORY
<b>Totals:</b>				<b>\$18,882,135</b>	<b>\$7,528,300</b>		<b>\$16,906,812</b>		<b>27%</b>	<b>\$14,341,964</b>	<b>\$16,940,597</b>			<b>\$220.68</b>		<b>0.0446</b>
					<b>Sale. Ratio =&gt;</b>	<b>39.87</b>				<b>E.C.F. =&gt;</b>	<b>0.847</b>		<b>Std. Deviation=&gt;</b>	<b>0.166369526</b>		
				<b>\$1,348,724</b>	<b>13</b>	<b>Std. Dev. =&gt;</b>	<b>5.64</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.846</b>		<b>Ave. Variance=&gt;</b>	<b>13.6565</b>	<b>Coefficient of Var=&gt;</b>	<b>16.13947731</b>

**05401 & 05402 Supervisor's Plat 1 & 2**

	Final ECF	# of Sales	Rec ECF
2024	1.507	21	1.507
2023	1.445		

Reviewed with Park Gardens and Amborse Estates due to Lack of Sales

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 051 99 0017 001	15411 MARILYN AVE	10/08/2021	03-ARM'S LENGTH	\$185,000	\$89,700	48.49	\$220,955	\$99,659	45%	\$85,341	\$77,111	1.107	995	\$85.77	'05199	37.8954	1.25 STORY	
77 051 99 0035 000	15925 MARILYN AVE	05/07/2021	03-ARM'S LENGTH	\$210,000	\$85,400	40.67	\$216,166	\$73,383	34%	\$136,617	\$95,507	1.430	1,117	\$122.31	'05199	5.5244	1.00 STORY	
77 051 99 0039 000	15834 MARILYN AVE	07/25/2022	03-ARM'S LENGTH	\$245,000	\$98,000	40.00	\$240,505	\$71,596	30%	\$173,404	\$107,380	1.615	1,308	\$132.57	'05199	12.9179	1.00 STORY	
77 051 99 0060 000	15575 MAXWELL AVE	05/31/2022	03-ARM'S LENGTH	\$251,000	\$146,400	58.33	\$318,018	\$144,105	45%	\$106,895	\$109,724	0.974	1,152	\$92.79	'05199	51.1467	1.00 STORY	
77 051 99 0064 000	15651 MAXWELL AVE	07/27/2021	03-ARM'S LENGTH	\$200,000	\$95,800	47.90	\$237,946	\$71,372	30%	\$128,628	\$105,895	1.215	1,590	\$80.90	'05199	27.1009	1.00 STORY	
77 051 99 0074 000	15899 MAXWELL AVE	03/15/2021	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$200,340	\$68,589	34%	\$146,411	\$83,757	1.748	1,053	\$139.04	'05199	26.2361	1.00 STORY	
77 051 99 0100 000	40440 5 MILE RD	09/09/2022	03-ARM'S LENGTH	\$137,500	\$82,800	60.22	\$174,659	\$84,660	48%	\$52,840	\$57,214	0.924	828	\$63.82	'05199	56.2133	1.00 STORY	
77 051 99 0127 000	15751 PARK LN	11/30/2022	03-ARM'S LENGTH	\$400,000	\$168,100	42.03	\$395,533	\$87,073	22%	\$312,927	\$206,327	1.517	2,135	\$146.57	'05199	3.0972	1.50 STORY	
77 051 99 0133 702	15555 PARK LN	10/21/2022	03-ARM'S LENGTH	\$345,000	\$145,900	42.29	\$344,173	\$88,760	26%	\$256,240	\$182,437	1.405	1,512	\$169.47	'05199	8.1144	1.00 STORY	
77 051 99 0137 002	15401 PARK LN	09/14/2021	03-ARM'S LENGTH	\$285,000	\$96,300	33.79	\$278,830	\$84,320	30%	\$200,680	\$130,107	1.542	1,128	\$177.91	'05199	5.6739	1.00 STORY	
77 051 99 0145 000	15620 FRY AVE	07/28/2022	03-ARM'S LENGTH	\$240,000	\$102,900	42.88	\$222,386	\$89,112	40%	\$150,888	\$84,726	1.781	940	\$160.52	'05199	29.5210	1.00 STORY	
77 051 99 0163 001	15707 FRY AVENUE	03/29/2022	03-ARM'S LENGTH	\$320,000	\$111,800	34.94	\$321,989	\$88,976	28%	\$231,024	\$148,132	1.560	1,792	\$128.92	'05199	7.3898	1.00 STORY	
77 054 01 0007 003	16355 BRADNER RD	09/30/2022	03-ARM'S LENGTH	\$232,500	\$118,400	50.92	\$279,943	\$74,660	27%	\$157,840	\$126,717	1.246	1,491	\$105.86	'05601	24.0073	1.25 STORY	
77 054 01 0021 009	16969 FRANKLIN RD	07/13/2022	03-ARM'S LENGTH	\$335,000	\$139,000	41.49	\$304,227	\$66,928	22%	\$268,072	\$152,212	1.761	1,604	\$167.13	'05403	27.5492	2.00 STORY	
77 054 01 0042 005	16381 FRANKLIN RD	04/23/2021	03-ARM'S LENGTH	\$488,000	\$151,000	30.94	\$429,417	\$150,437	35%	\$337,563	\$193,065	1.748	1,863	\$181.19	'05401	26.2759	1.00 STORY	
77 054 03 0001 000	16585 FRANKLIN RD	02/05/2021	03-ARM'S LENGTH	\$225,000	\$91,500	40.67	\$209,293	\$67,243	32%	\$157,757	\$91,116	1.731	1,200	\$131.46	'05403	24.5703	1.00 STORY	
77 055 01 0159 002	15600 LAKESIDE ST	12/30/2021	03-ARM'S LENGTH	\$327,900	\$130,200	39.71	\$332,437	\$88,342	27%	\$239,558	\$137,440	1.743	1,770	\$135.34	'05501	25.7317	1.00 STORY	
77 055 01 0161 000	15562 LAKESIDE ST	01/18/2022	03-ARM'S LENGTH	\$320,000	\$172,100	53.78	\$421,788	\$117,170	28%	\$202,830	\$171,519	1.183	2,663	\$76.17	'05501	30.3132	1.00 STORY	
77 055 01 0179 002	42449 ROBERTA ST	09/19/2022	03-ARM'S LENGTH	\$275,000	\$126,300	45.93	\$290,598	\$89,676	31%	\$185,324	\$113,131	1.638	1,802	\$102.84	'05501	15.2453	1.00 STORY	
77 056 01 0005 000	15627 PORTIS RD	05/31/2023	03-ARM'S LENGTH	\$325,000	\$138,000	42.46	\$327,593	\$69,527	21%	\$255,473	\$159,300	1.604	2,080	\$122.82	'05601	11.8039	1.75 STORY	
77 056 01 0064 301	15560 ROBINWOOD DR	11/16/2021	03-ARM'S LENGTH	\$380,000	\$155,800	41.00	\$364,869	\$139,383	38%	\$240,617	\$139,188	1.729	1,667	\$144.34	'05601	24.3036	1.00 STORY	
<b>Totals:</b>				<b>\$5,941,900</b>	<b>\$2,526,600</b>		<b>\$6,131,665</b>		<b>32%</b>	<b>\$4,026,929</b>	<b>\$2,672,005</b>			<b>\$127.04</b>		<b>2.1398</b>		
					<b>Sale. Ratio =&gt;</b>	<b>42.52</b>						<b>E.C.F. =&gt;</b>	<b>1.507</b>	<b>Std. Deviation=&gt;</b>		<b>0.274214801</b>		
					<b>Std. Dev. =&gt;</b>	<b>7.50</b>						<b>Ave. E.C.F. =&gt;</b>	<b>1.486</b>	<b>Ave. Variance=&gt;</b>		<b>22.8872</b>	<b>Coefficient of Var=&gt;</b>	<b>15.4051705</b>

06903 Terraces at Northville Ridge

	Final ECF	# of Sales	Rec ECF
2024	0.617	36	0.617
2023	0.603		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 069 03 0001 000	16901 CARRIAGE '1	08/23/2021	03-ARM'S LENGTH	\$230,000	\$89,700	39.00	\$212,463	\$74,000	35%	\$156,000	\$229,623	0.679	1,380	\$113.04	6.1302	1.00 STORY
77 069 03 0005 000	16885 CARRIAGE '1	04/01/2022	03-ARM'S LENGTH	\$235,000	\$100,500	42.77	\$236,266	\$74,000	31%	\$161,000	\$269,097	0.598	1,653	\$97.40	1.9776	1.00 STORY
77 069 03 0020 000	16817 CARRIAGE '1	05/16/2022	03-ARM'S LENGTH	\$250,000	\$100,500	40.20	\$236,266	\$74,000	31%	\$176,000	\$269,097	0.654	1,653	\$106.47	3.5966	1.00 STORY
77 069 03 0039 000	16749 CARRIAGE '1	09/16/2021	03-ARM'S LENGTH	\$222,000	\$95,100	42.84	\$223,680	\$74,000	33%	\$148,000	\$248,225	0.596	1,490	\$99.33	2.1840	1.00 STORY
77 069 03 0039 000	16749 CARRIAGE '1	03/24/2022	03-ARM'S LENGTH	\$250,000	\$95,100	38.04	\$223,680	\$74,000	33%	\$176,000	\$248,225	0.709	1,490	\$118.12	9.0961	1.00 STORY
77 069 03 0043 000	16741 CARRIAGE '1	03/04/2022	03-ARM'S LENGTH	\$220,000	\$89,700	40.77	\$212,463	\$74,000	35%	\$146,000	\$229,623	0.636	1,380	\$105.80	1.7752	1.00 STORY
77 069 03 0050 000	16713 CARRIAGE '1	09/15/2022	03-ARM'S LENGTH	\$267,000	\$100,500	37.64	\$236,266	\$74,000	31%	\$193,000	\$269,097	0.717	1,653	\$116.76	9.9141	1.00 STORY
77 069 03 0053 000	16707 CARRIAGE '1	09/10/2021	03-ARM'S LENGTH	\$232,000	\$101,100	43.58	\$236,266	\$74,000	31%	\$158,000	\$269,097	0.587	1,653	\$95.58	3.0924	1.00 STORY
77 069 03 0056 000	16701 CARRIAGE '1	03/17/2022	03-ARM'S LENGTH	\$250,000	\$101,100	40.44	\$236,266	\$74,000	31%	\$176,000	\$269,097	0.654	1,653	\$106.47	3.5966	1.00 STORY
77 069 03 0056 000	16701 CARRIAGE '1	03/02/2023	03-ARM'S LENGTH	\$251,000	\$100,500	40.04	\$236,266	\$74,000	31%	\$177,000	\$269,097	0.658	1,653	\$107.08	3.9682	1.00 STORY
77 069 03 0059 000	16695 CARRIAGE '1	10/21/2021	03-ARM'S LENGTH	\$230,000	\$101,100	43.96	\$236,266	\$74,000	31%	\$156,000	\$269,097	0.580	1,653	\$94.37	3.8356	1.00 STORY
77 069 03 0060 000	16693 CARRIAGE '1	05/26/2022	03-ARM'S LENGTH	\$236,000	\$90,000	38.14	\$212,463	\$74,000	35%	\$162,000	\$229,623	0.706	1,380	\$117.39	8.7431	1.00 STORY
77 069 03 0067 000	16716 DOVER DR	11/05/2021	03-ARM'S LENGTH	\$215,000	\$89,700	41.72	\$212,463	\$74,000	35%	\$141,000	\$229,623	0.614	1,380	\$102.17	4.0423	1.00 STORY
77 069 03 0078 000	16692 DOVER DR	02/24/2023	03-ARM'S LENGTH	\$202,000	\$90,000	44.55	\$212,463	\$74,000	35%	\$128,000	\$229,623	0.557	1,380	\$92.75	6.0637	1.00 STORY
77 069 03 0088 000	16730 DOVER DR	07/14/2021	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$223,680	\$74,000	33%	\$136,000	\$248,225	0.548	1,490	\$91.28	7.0183	1.00 STORY
77 069 03 0094 000	16784 DOVER DR	04/05/2022	03-ARM'S LENGTH	\$252,000	\$94,900	37.66	\$223,680	\$74,000	33%	\$178,000	\$248,225	0.717	1,490	\$119.46	9.9018	1.00 STORY
77 069 03 0096 000	16776 DOVER DR	10/14/2022	03-ARM'S LENGTH	\$245,000	\$90,000	36.73	\$212,463	\$74,000	35%	\$171,000	\$229,623	0.745	1,380	\$123.91	12.6626	1.00 STORY
77 069 03 0101 000	16766 DOVER DR	03/08/2023	03-ARM'S LENGTH	\$240,000	\$100,500	41.88	\$236,266	\$74,000	31%	\$166,000	\$269,097	0.617	1,653	\$100.42	0.1195	1.00 STORY
77 069 03 0104 000	16840 DOVER DR	07/21/2022	03-ARM'S LENGTH	\$242,500	\$100,500	41.44	\$236,266	\$74,000	31%	\$168,500	\$269,097	0.626	1,653	\$101.94	0.8095	1.00 STORY
77 069 03 0108 000	16824 DOVER DR	10/06/2021	03-ARM'S LENGTH	\$200,000	\$89,700	44.85	\$212,463	\$74,000	35%	\$126,000	\$229,623	0.549	1,380	\$91.30	6.9347	1.00 STORY
77 069 03 0121 000	16876 DOVER DR	12/17/2021	03-ARM'S LENGTH	\$220,000	\$89,700	40.77	\$212,463	\$74,000	35%	\$146,000	\$229,623	0.636	1,380	\$105.80	1.7752	1.00 STORY
77 069 03 0132 000	16879 DOVER DR	06/03/2021	03-ARM'S LENGTH	\$211,000	\$91,300	43.27	\$215,925	\$74,000	34%	\$137,000	\$235,364	0.582	1,380	\$99.28	3.5996	1.00 STORY
77 069 03 0151 000	15875 MORNINGS	08/16/2021	03-ARM'S LENGTH	\$215,000	\$91,300	42.47	\$215,925	\$74,000	34%	\$141,000	\$235,364	0.599	1,380	\$102.17	1.9001	1.00 STORY
77 069 03 0152 000	15877 MORNINGS	05/09/2022	03-ARM'S LENGTH	\$249,000	\$102,200	41.04	\$240,322	\$74,000	31%	\$175,000	\$275,824	0.634	1,653	\$105.87	1.6390	1.00 STORY
77 069 03 0166 000	15911 MORNINGS	01/28/2022	03-ARM'S LENGTH	\$210,000	\$96,800	46.10	\$227,419	\$74,000	33%	\$136,000	\$254,426	0.535	1,490	\$91.28	8.3536	1.00 STORY
77 069 03 0171 000	15921 MORNINGS	07/09/2021	03-ARM'S LENGTH	\$210,000	\$96,800	46.10	\$227,419	\$74,000	33%	\$136,000	\$254,426	0.535	1,490	\$91.28	8.3536	1.00 STORY
77 069 03 0180 000	15945 MORNINGS	06/09/2022	03-ARM'S LENGTH	\$227,000	\$92,800	40.88	\$218,887	\$74,000	34%	\$153,000	\$240,276	0.637	1,380	\$110.87	1.8695	1.00 STORY
77 069 03 0187 000	15936 MORNINGS	06/08/2021	03-ARM'S LENGTH	\$205,000	\$91,900	44.83	\$217,162	\$74,000	34%	\$131,000	\$237,416	0.552	1,380	\$94.93	6.6299	1.00 STORY
77 069 03 0206 000	15972 MORNINGS	03/20/2023	03-ARM'S LENGTH	\$250,000	\$104,500	41.80	\$245,639	\$74,000	30%	\$176,000	\$284,641	0.618	1,653	\$106.47	0.0250	1.00 STORY
77 069 03 0211 000	16015 MORNINGS	01/14/2022	03-ARM'S LENGTH	\$218,250	\$91,300	41.83	\$215,925	\$74,000	34%	\$144,250	\$235,364	0.613	1,380	\$104.53	0.5192	1.00 STORY
77 069 03 0213 000	16011 MORNINGS	09/21/2022	03-ARM'S LENGTH	\$230,000	\$96,500	41.96	\$227,419	\$74,000	33%	\$156,000	\$254,426	0.613	1,490	\$104.70	0.4928	1.00 STORY
77 069 03 0220 000	15997 MORNINGS	03/25/2022	03-ARM'S LENGTH	\$238,000	\$96,800	40.67	\$227,419	\$74,000	33%	\$164,000	\$254,426	0.645	1,490	\$110.07	2.6515	1.00 STORY
77 069 03 0224 000	16014 MORNINGS	09/17/2021	03-ARM'S LENGTH	\$220,000	\$103,900	47.23	\$242,350	\$74,000	31%	\$146,000	\$279,187	0.523	1,653	\$88.32	9.5126	1.00 STORY
77 069 03 0231 000	16000 MORNINGS	09/08/2021	03-ARM'S LENGTH	\$235,000	\$97,700	41.57	\$229,290	\$74,000	32%	\$161,000	\$257,529	0.625	1,490	\$108.05	0.7099	1.00 STORY
77 069 03 0239 000	16038 MORNINGS	12/21/2021	03-ARM'S LENGTH	\$219,000	\$103,900	47.44	\$242,350	\$74,000	31%	\$145,000	\$279,187	0.519	1,653	\$87.72	9.8708	1.00 STORY
77 069 03 0258 000	16023 MORNINGS	09/10/2021	03-ARM'S LENGTH	\$226,000	\$92,100	40.75	\$217,654	\$74,000	34%	\$152,000	\$238,232	0.638	1,380	\$110.14	1.9961	1.00 STORY
<b>Totals:</b>				<b>\$8,262,750</b>	<b>\$3,454,800</b>		<b>\$8,131,923</b>		<b>33%</b>	<b>\$5,598,750</b>	<b>\$9,067,845</b>			<b>\$103.40</b>		<b>0.0644</b>
					<b>Sale. Ratio =&gt;</b>	<b>41.81</b>					<b>E.C.F. =&gt;</b>	<b>0.617</b>	<b>Std. Deviation=&gt;</b>	<b>0.057952814</b>		
				<b>\$229,521</b>	<b>36</b>	<b>Std. Dev. =&gt;</b>	<b>2.71</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.618</b>	<b>Ave. Variance=&gt;</b>	<b>4.4922</b>	<b>Coefficient of Var=&gt;</b>	<b>7.26814017</b>

**04202 The Enclave Site Condos (On 7 Mile)**

	Final ECF	# of Sales	Rec ECF
2024	0.807	3	0.807
2023	0.757		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 042 02 0009	18871 DENALI CIR	05/23/2022	03-ARM'S LENGTH	\$710,000	\$279,300	39.34	\$650,965	\$185,000	28%	\$525,000	\$615,541	0.853	3,180	\$165.09	4.9519	2.00 STORY
77 042 02 0017	18967 DENALI CIR	08/31/2021	03-ARM'S LENGTH	\$565,000	\$246,900	43.70	\$593,894	\$185,000	31%	\$380,000	\$540,150	0.704	2,748	\$138.28	9.9881	2.00 STORY
77 042 02 0031	18705 CUMBERLAN	06/21/2022	03-ARM'S LENGTH	\$705,000	\$277,100	39.30	\$646,072	\$185,000	29%	\$520,000	\$609,077	0.854	3,089	\$168.34	5.0362	2.00 STORY
<b>Totals:</b>				<b>\$1,980,000</b>	<b>\$803,300</b>		<b>\$1,890,931</b>		<b>29%</b>	<b>\$1,425,000</b>	<b>\$1,764,768</b>			<b>\$157.24</b>		<b>0.4082</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.57</b>				<b>E.C.F. =&gt;</b>	<b>0.807</b>	<b>Std. Deviation=&gt;</b>	<b>0.086500372</b>			
				<b>3</b>	<b>Std. Dev. =&gt;</b>	<b>2.53</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.803</b>	<b>Ave. Variance=&gt;</b>	<b>6.6587</b>	<b>Coefficient of Var=&gt;</b>	<b>8.288290881</b>	

**068 09 Townhomes at VAN (Village at Northville)**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>1.007</b>	7	1.007
2023	0.980		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 068 08 0064 000	47702 LELAND DR	04/29/2021	03-ARM'S LENGTH	\$429,900	\$180,300	41.94	\$414,377	\$110,000	27%	\$319,900	\$310,588	1.030	2,199	\$145.48	2.3142	MULTI
77 068 08 0079 000	47719 ALDEN TER N	04/23/2021	03-ARM'S LENGTH	\$348,215	\$177,100	50.86	\$407,244	\$110,000	27%	\$238,215	\$303,310	0.785	2,202	\$108.18	22.1455	MULTI
77 068 08 0091 000	47773 ALDEN TER N	05/20/2021	03-ARM'S LENGTH	\$397,655	\$181,700	45.69	\$417,614	\$110,000	26%	\$287,655	\$313,891	0.916	2,199	\$130.81	9.0423	MULTI
77 068 09 0058 000	47750 LELAND DR	06/24/2022	03-ARM'S LENGTH	\$470,000	\$187,400	39.87	\$415,131	\$110,000	26%	\$360,000	\$311,358	1.156	2,202	\$163.49	14.9386	MULTI
77 068 09 0069 000	47753 HILLCREST DR	05/31/2022	03-ARM'S LENGTH	\$460,000	\$182,600	39.70	\$404,102	\$110,000	27%	\$350,000	\$300,104	1.166	2,202	\$158.95	15.9423	MULTI
77 068 09 0070 000	47749 HILLCREST DR	04/01/2022	03-ARM'S LENGTH	\$450,000	\$187,100	41.58	\$414,377	\$110,000	27%	\$340,000	\$310,588	1.095	2,199	\$154.62	8.7858	MULTI
77 068 09 0117 000	47656 ALDEN TERRACE S	12/19/2022	03-ARM'S LENGTH	\$385,500	\$185,300	48.07	\$410,354	\$110,000	27%	\$275,500	\$306,483	0.899	2,202	\$125.11	10.7932	MULTI
<b>Totals:</b>				<b>\$2,941,270</b>	<b>\$1,281,500</b>		<b>\$2,883,199</b>		<b>27%</b>	<b>\$2,171,270</b>	<b>\$2,156,322</b>			<b>\$140.95</b>		<b>0.0093</b>
						<b>Sale. Ratio =&gt;</b>	<b>43.57</b>			<b>E.C.F. =&gt;</b>	<b>1.007</b>	<b>Std. Deviation=&gt;</b>		<b>0.14425335</b>		
				<b>\$420,181</b>	<b>7</b>	<b>Std. Dev. =&gt;</b>	<b>4.32</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.007</b>	<b>Ave. Variance=&gt;</b>		<b>11.9945</b>	<b>Coefficient of Var=&gt;</b>	<b>11.91306909</b>

**03706 Verona Park 4th**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.038</b>	3	1.038
<b>2023</b>	1.086		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 037 06 0003 000	44240 VERONA LN	10/21/2022	03-ARM'S LENGTH	\$2,150,000	\$862,600	40.12	\$1,952,671	\$363,000	19%	\$1,787,000	\$1,463,785	1.221	5,666	\$315.39	14.7409	2.00 STORY	
77 037 06 0004 000	44104 VERONA LN	10/27/2021	03-ARM'S LENGTH	\$1,710,000	\$696,900	40.75	\$1,589,026	\$383,197	24%	\$1,326,803	\$1,110,339	1.195	4,105	\$323.22	12.1554	2.00 STORY	
77 037 06 0009 000	44255 VERONA LN	09/07/2021	03-ARM'S LENGTH	\$2,200,000	\$1,193,800	54.26	\$2,730,908	\$683,185	25%	\$1,516,815	\$1,885,564	0.804	6,120	\$247.85	26.8963	2.00 STORY	
<b>Totals:</b>				<b>\$6,060,000</b>	<b>\$2,753,300</b>		<b>\$6,272,605</b>		<b>23%</b>	<b>\$4,630,618</b>	<b>\$4,459,688</b>			<b>\$295.48</b>		<b>3.5071</b>	
						<b>Sale. Ratio =&gt;</b>	<b>45.43</b>					<b>E.C.F. =&gt;</b>	<b>1.038</b>	<b>Std. Deviation=&gt;</b>	<b>0.233287348</b>		
						<b>Std. Dev. =&gt;</b>	<b>7.99</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.073</b>	<b>Ave. Variance=&gt;</b>	<b>17.9309</b>	<b>Coefficient of Var=&gt;</b>	<b>16.7047648</b>

**06602 Villas at Arcadia Ridge  
(Duplexes)**

	2024	Rec. ECF	# of Sales		2023
1 STY	0.689	0.689	4	1 STY	0.621
2 STY	0.714	0.709	4	2 STY	0.671
		Total	8		

**One Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 066 02 0027 000	49302 RAINBOW LN S	05/21/2021	03-ARM'S LENGTH	\$400,000	\$201,300	50.33	\$414,845	\$141,000	34%	\$259,000	\$440,974	0.587	1,935	\$133.85	10.0723	1.00 STORY
77 066 02 0031 000	49167 RAINBOW LN N	05/27/2022	03-ARM'S LENGTH	\$480,000	\$195,400	40.71	\$418,667	\$147,345	35%	\$332,655	\$436,911	0.761	1,950	\$170.59	7.3320	1.00 STORY
77 066 02 0046 000	48849 RAINBOW LN S	08/01/2022	03-ARM'S LENGTH	\$480,000	\$207,700	43.27	\$448,501	\$166,807	37%	\$313,193	\$453,613	0.690	1,935	\$161.86	0.2381	1.00 STORY
77 066 02 0078 000	49297 RAINBOW LN S	11/07/2022	03-ARM'S LENGTH	\$480,000	\$207,200	43.17	\$432,583	\$112,800	26%	\$367,200	\$514,948	0.713	1,935	\$189.77	2.5022	1.00 STORY
<b>Totals:</b>				<b>\$1,840,000</b>	<b>\$811,600</b>		<b>\$1,714,596</b>		<b>33%</b>	<b>\$1,272,048</b>	<b>\$1,846,446</b>			<b>\$164.02</b>		<b>0.0857</b>
					<b>Sale. Ratio =&gt;</b>	<b>44.11</b>				<b>E.C.F. =&gt;</b>	<b>0.689</b>		<b>Std. Deviation=&gt;</b>	<b>0.073377468</b>		
				<b>\$460,000</b>	<b>Std. Dev. =&gt;</b>	<b>4.14</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.688</b>		<b>Ave. Variance=&gt;</b>	<b>5.0362</b>	<b>Coefficient of Var=&gt;</b>	<b>7.319376517</b>

**Two Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 066 02 0030 000	49189 RAINBOW LN N	04/20/2022	03-ARM'S LENGTH	\$510,000	\$204,000	40.00	\$451,355	\$145,060	32%	\$364,940	\$456,475	0.799	2,215	\$164.76	8.8942	2.00 STORY
77 066 02 0063 000	49087 RAINBOW LN S	06/24/2021	03-ARM'S LENGTH	\$535,000	\$216,200	40.41	\$480,499	\$162,150	34%	\$372,850	\$474,439	0.786	2,215	\$168.33	7.5344	2.00 STORY
77 066 02 0083 000	49198 RAINBOW LN S	08/11/2021	03-ARM'S LENGTH	\$447,500	\$211,400	47.24	\$465,800	\$141,000	30%	\$306,500	\$484,053	0.633	2,214	\$138.44	7.7337	2.00 STORY
77 066 02 0087 000	49142 RAINBOW LN S	05/28/2021	03-ARM'S LENGTH	\$435,000	\$207,400	47.68	\$457,356	\$141,000	31%	\$294,000	\$471,469	0.624	2,215	\$132.73	8.6949	2.00 STORY
<b>Totals:</b>				<b>\$1,927,500</b>	<b>\$839,000</b>		<b>\$1,855,010</b>		<b>32%</b>	<b>\$1,338,290</b>	<b>\$1,886,436</b>			<b>\$151.06</b>		<b>0.1104</b>
					<b>Sale. Ratio =&gt;</b>	<b>43.53</b>				<b>E.C.F. =&gt;</b>	<b>0.709</b>		<b>Std. Deviation=&gt;</b>	<b>0.095093828</b>		
				<b>\$481,875</b>	<b>Std. Dev. =&gt;</b>	<b>4.20</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.711</b>		<b>Ave. Variance=&gt;</b>	<b>8.2143</b>	<b>Coefficient of Var=&gt;</b>	<b>11.56076626</b>

**All Styles**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 066 02 0030 000	49189 RAINBOW LN N	04/20/2022	03-ARM'S LENGTH	\$510,000	\$204,000	40.00	\$451,355	\$145,060	32%	\$364,940	\$456,475	0.799	2,215	\$164.76	8.4184	2.00 STORY
77 066 02 0031 000	49167 RAINBOW LN N	05/27/2022	03-ARM'S LENGTH	\$480,000	\$195,400	40.71	\$418,667	\$147,345	35%	\$332,655	\$436,911	0.761	1,950	\$170.59	4.6089	1.00 STORY
77 066 02 0046 000	48849 RAINBOW LN S	08/01/2022	03-ARM'S LENGTH	\$480,000	\$207,700	43.27	\$448,501	\$166,807	37%	\$313,193	\$453,613	0.690	1,935	\$161.86	2.4849	1.00 STORY
77 066 02 0063 000	49087 RAINBOW LN S	06/24/2021	03-ARM'S LENGTH	\$535,000	\$216,200	40.41	\$480,499	\$162,150	34%	\$372,850	\$474,439	0.786	2,215	\$168.33	7.0586	2.00 STORY
77 066 02 0078 000	49297 RAINBOW LN S	11/07/2022	03-ARM'S LENGTH	\$480,000	\$207,200	43.17	\$432,583	\$112,800	26%	\$367,200	\$514,948	0.713	1,935	\$189.77	0.2208	1.00 STORY
77 066 02 0083 000	49198 RAINBOW LN S	08/11/2021	03-ARM'S LENGTH	\$447,500	\$211,400	47.24	\$465,800	\$141,000	30%	\$306,500	\$484,053	0.633	2,214	\$138.44	8.2095	2.00 STORY
77 066 02 0087 000	49142 RAINBOW LN S	05/28/2021	03-ARM'S LENGTH	\$435,000	\$207,400	47.68	\$457,356	\$141,000	31%	\$294,000	\$471,469	0.624	2,215	\$132.73	9.1707	2.00 STORY
<b>Totals:</b>				<b>\$3,367,500</b>	<b>\$1,449,300</b>		<b>\$3,154,761</b>		<b>32%</b>	<b>\$2,351,338</b>	<b>\$3,291,908</b>			<b>\$160.92</b>		<b>0.1012</b>
					<b>Sale. Ratio =&gt;</b>	<b>43.04</b>				<b>E.C.F. =&gt;</b>	<b>0.714</b>		<b>Std. Deviation=&gt;</b>	<b>0.070670174</b>		
				<b>\$481,071</b>	<b>Std. Dev. =&gt;</b>	<b>3.18</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.715</b>		<b>Ave. Variance=&gt;</b>	<b>5.7388</b>	<b>Coefficient of Var=&gt;</b>	<b>8.023087027</b>



**05902 Villas at Northville Hills**

	Final ECF	# of Sales	Rec ECF
2024	0.705	20	0.705
2023	0.667		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 059 02 0014 000	44486 BROADMOOR BLVD	09/24/2022	03-ARM'S LENGTH	\$575,000	\$251,400	43.72	\$580,224	\$178,000	31%	\$397,000	\$603,034	0.658	2,954	\$134.39	4.7181	OVER 2.00 STORY
77 059 02 0016 000	44498 BROADMOOR BLVD	03/22/2023	03-ARM'S LENGTH	\$600,000	\$245,000	40.83	\$565,472	\$178,000	31%	\$422,000	\$580,917	0.726	2,819	\$149.70	2.0919	2.00 STORY
77 059 02 0022 000	44550 N BROADMOOR CIR	09/01/2021	03-ARM'S LENGTH	\$530,000	\$235,900	44.51	\$530,129	\$178,000	34%	\$352,000	\$527,929	0.667	2,528	\$139.24	3.8763	2.00 STORY
77 059 02 0023 000	44556 BROADMOOR CR N	09/24/2021	03-ARM'S LENGTH	\$630,000	\$267,500	42.46	\$592,274	\$178,000	30%	\$452,000	\$621,100	0.728	2,660	\$169.92	2.2222	2.00 STORY
77 059 02 0068 000	44993 S BROADMOOR CIRCL	08/19/2022	03-ARM'S LENGTH	\$540,000	\$220,700	40.87	\$490,552	\$102,000	21%	\$438,000	\$582,536	0.752	2,524	\$173.53	4.6366	2.00 STORY
77 059 02 0083 000	44915 S BROADMOOR CIR	09/02/2022	03-ARM'S LENGTH	\$470,000	\$203,400	43.28	\$450,629	\$102,000	23%	\$368,000	\$522,682	0.704	2,235	\$164.65	0.1458	2.00 STORY
77 059 02 0089 000	44883 BROADMOOR CIR S	03/31/2022	03-ARM'S LENGTH	\$549,000	\$224,200	40.84	\$471,997	\$102,000	22%	\$447,000	\$554,718	0.806	2,524	\$177.10	10.0296	2.00 STORY
77 059 02 0095 000	44855 S BROADMOOR CIR	11/04/2021	03-ARM'S LENGTH	\$485,000	\$222,600	45.90	\$477,457	\$102,000	21%	\$383,000	\$562,904	0.680	2,708	\$141.43	2.5119	2.00 STORY
77 059 02 0101 000	44848 S BROADMOOR CIR	02/10/2022	03-ARM'S LENGTH	\$510,000	\$239,700	47.00	\$505,473	\$122,400	24%	\$387,600	\$574,322	0.675	2,660	\$145.71	3.0636	2.00 STORY
77 059 02 0102 000	44854 S BROADMOOR CIRCL	04/16/2021	03-ARM'S LENGTH	\$507,500	\$232,300	45.77	\$493,454	\$122,400	25%	\$385,100	\$556,302	0.692	2,708	\$142.21	1.3269	2.00 STORY
77 059 02 0105 000	44872 BROADMOOR CIR S	04/22/2021	03-ARM'S LENGTH	\$520,000	\$246,200	47.35	\$522,030	\$136,000	26%	\$384,000	\$578,755	0.663	2,730	\$140.66	4.2026	2.00 STORY
77 059 02 0109 000	44896 BROADMOOR CIR S	09/29/2021	03-ARM'S LENGTH	\$496,000	\$228,100	45.99	\$484,003	\$136,000	28%	\$360,000	\$521,743	0.690	2,524	\$142.63	1.5524	2.00 STORY
77 059 02 0120 000	44968 BROADMOOR CIR S	03/03/2023	03-ARM'S LENGTH	\$575,000	\$247,200	42.99	\$546,105	\$136,000	25%	\$439,000	\$614,850	0.714	2,954	\$148.61	0.8476	2.00 STORY
77 059 02 0130 000	44701 BROADMOOR CIR N	08/17/2021	03-ARM'S LENGTH	\$535,000	\$244,600	45.72	\$521,105	\$136,000	26%	\$399,000	\$577,368	0.691	2,708	\$147.34	1.4452	2.00 STORY
77 059 02 0133 000	44683 BROADMOOR CIR N	04/15/2022	03-ARM'S LENGTH	\$532,500	\$240,600	45.18	\$531,030	\$136,000	26%	\$396,500	\$592,248	0.669	2,730	\$145.24	3.6036	2.00 STORY
77 059 02 0137 000	44665 N BROADMOOR CIR	04/12/2022	03-ARM'S LENGTH	\$535,000	\$237,100	44.32	\$522,984	\$136,000	26%	\$399,000	\$580,185	0.688	2,730	\$146.15	1.7807	2.00 STORY
77 059 02 0144 000	44621 BROADMOOR CIR N	10/17/2022	03-ARM'S LENGTH	\$525,000	\$237,500	45.24	\$523,692	\$136,000	26%	\$389,000	\$581,247	0.669	2,660	\$146.24	3.6268	2.00 STORY
77 059 02 0157 000	44806 BROADMOOR CIR S	02/24/2023	03-ARM'S LENGTH	\$526,500	\$221,200	42.01	\$488,332	\$122,400	25%	\$404,100	\$548,623	0.737	2,524	\$160.10	3.1052	2.00 STORY
77 059 02 0162 000	44813 BROADMOOR CIR S	08/02/2022	03-ARM'S LENGTH	\$546,500	\$226,900	41.52	\$502,090	\$115,600	23%	\$430,900	\$579,445	0.744	2,819	\$152.86	3.8124	2.00 STORY
77 059 02 0173 000	44481 BROADMOOR BLVD	01/14/2022	03-ARM'S LENGTH	\$540,000	\$230,900	42.76	\$489,740	\$115,600	24%	\$424,400	\$560,929	0.757	2,536	\$167.35	5.1083	2.00 STORY
<b>Totals:</b>				<b>\$10,728,000</b>	<b>\$4,703,000</b>		<b>\$10,288,772</b>		<b>26%</b>	<b>\$8,057,600</b>	<b>\$11,421,837</b>			<b>\$151.75</b>		<b>0.0063</b>
					<b>Sale. Ratio =&gt;</b>	<b>43.84</b>				<b>E.C.F. =&gt;</b>	<b>0.705</b>		<b>Std. Deviation=&gt;</b>	<b>0.038975631</b>		
				<b>\$536,400</b>	<b>20</b>	<b>Std. Dev. =&gt;</b>	<b>2.08</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.706</b>		<b>Ave. Variance=&gt;</b>	<b>3.1854</b>	<b>Coefficient of Var=&gt;</b>	<b>4.514953329</b>

**02501 Waterstone Estates**

	Final ECF	# of Sales	Rec ECF
2024	0.685	2	0.685
2023	0.685		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 025 01 0009 000	49652 WATERSTONE ESTATES CIR	11/19/2021	03-ARM'S LENGTH	\$645,000	\$283,600	43.97	\$664,976	\$201,712	30%	\$443,288	\$676,297	0.655	3,269	\$135.60	'02501	2.9573	2.00 STORY	
77 025 01 0009 000	49652 WATERSTONE ESTATES CIR	02/18/2022	03-ARM'S LENGTH	\$685,000	\$283,600	41.40	\$664,976	\$201,712	30%	\$483,288	\$676,297	0.715	3,269	\$147.84	'02501	2.9573	2.00 STORY	
<b>Totals:</b>				<b>\$1,330,000</b>	<b>\$567,200</b>		<b>\$1,329,952</b>			<b>\$926,576</b>	<b>\$1,352,594</b>			<b>\$141.72</b>		<b>0.0000</b>		
						<b>Sale. Ratio =&gt;</b>	<b>42.65</b>					<b>E.C.F. =&gt;</b>	<b>0.685</b>	<b>Std. Deviation=&gt;</b>	<b>0.041822263</b>			
						<b>Std. Dev. =&gt;</b>	<b>1.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.685</b>	<b>Ave. Variance=&gt;</b>	<b>2.9573</b>	<b>Coefficient of Var=&gt;</b>	<b>4.316969142</b>	

**01801 Westview Estates**

	Final ECF	# of Sales	Rec ECF
2024	1.291	10	1.291
2023	1.316		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 003 99 0028 000	19450 PIERSON DR	02/25/2022	03-ARM'S LENGTH	\$950,000	\$333,700	35.13	\$770,251	\$299,342	39%	\$650,658	\$555,972	1.170	3,834	\$169.71	16.4773	2.00 STORY
77 013 02 0003 000	47010 W MAIN ST	11/03/2020	03-ARM'S LENGTH	\$1,200,000	\$357,800	29.82	\$969,672	\$168,444	17%	\$1,031,556	\$855,099	1.206	2,984	\$345.70	12.8721	2.00 STORY
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	03-ARM'S LENGTH	\$1,225,000	\$392,000	32.00	\$969,672	\$168,444	17%	\$1,056,556	\$855,099	1.236	2,984	\$354.07	9.9485	2.00 STORY
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143	31%	\$361,857	\$219,461	1.649	2,693	\$134.37	31.3764	2.00 STORY
77 015 99 0007 711	47130 7 MILE RD	04/28/2023	03-ARM'S LENGTH	\$1,800,000	\$664,100	36.89	\$1,487,988	\$309,515	21%	\$1,490,485	\$1,099,321	1.356	5,936	\$251.09	2.0743	2.00 STORY
77 016 01 0015 002	19675 CLEMENT DR	12/23/2022	03-ARM'S LENGTH	\$549,900	\$171,900	31.26	\$442,997	\$60,000	14%	\$489,900	\$408,748	1.199	2,553	\$191.89	13.6542	2.00 STORY
77 016 99 0003 703	46200 NEESON ST	06/23/2022	03-ARM'S LENGTH	\$712,000	\$239,400	33.62	\$619,111	\$176,709	29%	\$535,291	\$472,147	1.134	3,085	\$173.51	20.1342	2.00 STORY
77 018 01 0011 000	20120 WESTVIEW DR	11/30/2021	03-ARM'S LENGTH	\$610,000	\$226,500	37.13	\$519,157	\$219,289	42%	\$390,711	\$227,863	1.715	2,908	\$134.36	37.9595	2.00 STORY
77 019 99 0001 002	48480 7 MILE RD	10/07/2022	03-ARM'S LENGTH	\$650,000	\$246,000	37.85	\$562,722	\$259,329	46%	\$390,671	\$297,736	1.312	2,989	\$130.70	2.2941	2.00 STORY
77 033 01 0003 002	18817 VALENCIA ST	07/23/2021	03-ARM'S LENGTH	\$1,000,000	\$262,600	26.26	\$835,398	\$252,620	30%	\$747,380	\$543,636	1.375	4,250	\$175.85	3.9700	1.00 STORY
<b>Totals:</b>				<b>\$9,211,900</b>	<b>\$3,102,600</b>		<b>\$7,664,132</b>			<b>\$7,145,065</b>	<b>\$5,535,082</b>			<b>\$206.13</b>		<b>4.4211</b>
						<b>Sale. Ratio =&gt;</b>	<b>33.68</b>			<b>E.C.F. =&gt;</b>	<b>1.291</b>	<b>Std. Deviation</b>	<b>0.199408003</b>			
						<b>Std. Dev. =&gt;</b>	<b>4.29</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.335</b>	<b>Ave. Variance:</b>	<b>15.0761</b>	<b>Coefficient of Var=&gt;</b>	<b>11.29225966</b>	

**01302 Whipple Est - Northville Hills**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>1.623</b>	5	1.623
2023	1.526		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 013 03 0026 000	20249 WOODHILL DR	06/04/2021	03-ARM'S LENGTH	\$594,000	\$228,500	38.47	\$513,033	\$119,200	23%	\$474,800	\$215,444	2.204	2,692	\$176.37	43.6011	2.00 STORY	
77 013 02 0017 000	20137 W WHIPPLE DR	03/29/2022	03-ARM'S LENGTH	\$525,000	\$214,200	40.80	\$473,863	\$151,140	32%	\$373,860	\$211,482	1.768	1,857	\$201.32	11.8598	1.00 STORY	
77 013 02 0021 000	20172 W WHIPPLE DR	03/25/2022	03-ARM'S LENGTH	\$515,000	\$236,800	45.98	\$523,340	\$179,703	34%	\$335,297	\$225,188	1.489	2,504	\$133.90	16.0247	QUAD/TRI LEVEL	
77 015 99 0015 000	19850 WESTHILL ST	12/09/2021	03-ARM'S LENGTH	\$440,000	\$220,300	50.07	\$486,518	\$165,600	34%	\$274,400	\$210,300	1.305	2,340	\$117.26	34.4409	QUAD/TRI LEVEL	
77 015 99 0018 000	46601 W MAIN ST	05/28/2021	03-ARM'S LENGTH	\$780,000	\$335,800	43.05	\$798,531	\$174,850	22%	\$605,150	\$408,703	1.481	3,244	\$186.54	16.8552	2.00 STORY	
<b>Totals:</b>				<b>\$2,854,000</b>	<b>\$1,235,600</b>		<b>\$2,795,285</b>		<b>29%</b>	<b>\$2,063,507</b>	<b>\$1,271,117</b>			<b>\$163.08</b>		<b>2.5831</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.29</b>					<b>E.C.F. =&gt;</b>	<b>1.623</b>	<b>Std. Deviation=&gt;</b>	<b>0.351554927</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.53</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.649</b>	<b>Ave. Variance=&gt;</b>	<b>24.5563</b>	<b>Coefficient of Var=&gt;</b>	<b>14.88974669</b>

05502 Whisper Wood

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>1.480</b>	<b>8</b>	<b>1.480</b>
2023	1.399		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 055 02 0024 000	43050 STEEPLEVIEW ST	06/16/2021	03-ARM'S LENGTH	\$465,000	\$186,600	40.13	\$426,454	\$82,432	19%	\$382,568	\$245,905	1.556	2,422	\$157.96	7.7695	2.00 STORY	
77 055 02 0025 000	43060 STEEPLEVIEW ST	09/24/2022	03-ARM'S LENGTH	\$398,500	\$175,200	43.96	\$401,511	\$83,303	21%	\$315,197	\$227,453	1.386	2,081	\$151.46	9.2292	2.00 STORY	
77 055 02 0025 000	43060 STEEPLEVIEW ST	02/21/2023	03-ARM'S LENGTH	\$390,000	\$175,200	44.92	\$401,511	\$83,303	21%	\$306,697	\$227,453	1.348	2,081	\$147.38	12.9663	2.00 STORY	
77 055 02 0046 000	42567 RAVINA LN	11/02/2022	03-ARM'S LENGTH	\$509,000	\$192,300	37.78	\$439,953	\$87,499	20%	\$421,501	\$251,932	1.673	2,406	\$175.19	19.5015	2.00 STORY	
77 055 02 0052 000	42405 RAVINA LN	10/18/2021	03-ARM'S LENGTH	\$485,000	\$210,900	43.48	\$482,823	\$99,574	21%	\$385,426	\$273,944	1.407	2,694	\$143.07	7.1108	2.00 STORY	
77 055 02 0059 000	42482 STEEPLEVIEW ST	07/11/2022	03-ARM'S LENGTH	\$480,000	\$192,700	40.15	\$440,700	\$94,906	22%	\$385,094	\$247,172	1.558	2,367	\$162.69	7.9940	2.00 STORY	
77 055 02 0071 000	42660 STEEPLEVIEW ST	11/23/2021	03-ARM'S LENGTH	\$509,825	\$220,700	43.29	\$488,103	\$110,302	23%	\$399,523	\$270,050	1.479	2,705	\$147.70	0.1381	2.00 STORY	
77 055 02 0072 000	42672 STEEPLEVIEW ST	11/23/2022	03-ARM'S LENGTH	\$460,000	\$198,000	43.04	\$455,533	\$110,028	24%	\$349,972	\$246,965	1.417	2,466	\$141.92	6.0968	2.00 STORY	
<b>Totals:</b>				<b>\$3,697,325</b>	<b>\$1,551,600</b>		<b>\$3,536,588</b>		<b>21%</b>	<b>\$2,945,978</b>	<b>\$1,990,874</b>			<b>\$153.42</b>		<b>0.1681</b>	
					<b>Sale. Ratio =&gt;</b>	<b>41.97</b>					<b>E.C.F. =&gt;</b>	<b>1.480</b>		<b>Std. Deviation</b>	<b>0.10991125</b>		
				<b>\$462,166</b>	<b>Std. Dev. =&gt;</b>	<b>2.45</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.478</b>		<b>Ave. Variance:</b>	<b>8.8508</b>	<b>efficient of Vari</b>	<b>5.988107945</b>

**00405 Windridge**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.746</b>	3	0.746
<b>2023</b>	0.734		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 004 05 0002 000	19168 WINDRIDGE DR	03/29/2022	03-ARM'S LENGTH	\$560,000	\$211,600	37.79	\$527,657	\$155,481	29%	\$404,519	\$507,051	0.798	3,061	\$132.15	5.4193	2.00 STORY	
77 004 05 0036 000	39427 WINDSOME DR	05/11/2022	03-ARM'S LENGTH	\$485,000	\$217,300	44.80	\$515,873	\$172,947	34%	\$312,053	\$467,201	0.668	2,841	\$109.84	7.5674	2.00 STORY	
77 004 05 0078 000	19595 WINDRIDGE DR	05/24/2021	03-ARM'S LENGTH	\$570,000	\$220,600	38.70	\$554,203	\$181,073	33%	\$388,927	\$508,351	0.765	3,050	\$127.52	2.1481	2.00 STORY	
<b>Totals:</b>				<b>\$1,615,000</b>	<b>\$649,500</b>		<b>\$1,597,733</b>		<b>32%</b>	<b>\$1,105,499</b>	<b>\$1,482,603</b>			<b>\$123.17</b>		<b>0.2053</b>	
						<b>Sale. Ratio =&gt;</b>	<b>40.22</b>					<b>E.C.F. =&gt;</b>	<b>0.746</b>	<b>Std. Deviation=&gt;</b>	<b>0.067546018</b>		
						<b>Std. Dev. =&gt;</b>	<b>3.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.744</b>	<b>Ave. Variance=&gt;</b>	<b>5.0450</b>	<b>Coefficient of Var=&gt;</b>	<b>6.784547178</b>

**03901 Woodlands North 1 & 2**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.761</b>	19	0.761
2023	0.741		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 039 01 0024 000	44547 WHITE PINE CIR E	08/30/2022	03-ARM'S LENGTH	\$800,000	\$297,400	37.18	\$692,363	\$201,546	29%	\$598,454	\$662,371	0.904	3,262	\$183.46	14.1965	2.00 STORY
77 039 01 0042 000	17409 OAK HILL DR	04/23/2021	03-ARM'S LENGTH	\$780,000	\$324,600	41.62	\$778,979	\$225,816	29%	\$554,184	\$746,508	0.742	3,720	\$148.97	1.9169	2.00 STORY
77 039 01 0062 000	17360 OAK HILL CT	04/06/2022	03-ARM'S LENGTH	\$826,000	\$344,400	41.69	\$801,467	\$246,479	31%	\$579,521	\$748,971	0.774	3,793	\$152.79	1.2218	2.00 STORY
77 039 01 0064 000	17400 OAK HILL CT	04/21/2021	03-ARM'S LENGTH	\$836,000	\$365,800	43.76	\$889,232	\$308,681	35%	\$527,319	\$783,469	0.673	3,745	\$140.81	8.8481	2.00 STORY
77 039 01 0089 000	17178 SPRING HILL CT	10/07/2021	03-ARM'S LENGTH	\$820,000	\$352,700	43.01	\$868,284	\$281,048	32%	\$538,952	\$792,491	0.680	3,796	\$141.98	8.1465	2.00 STORY
77 039 01 0092 000	44597 SPRING HILL RD	04/27/2021	03-ARM'S LENGTH	\$635,000	\$277,100	43.64	\$666,017	\$197,030	30%	\$437,970	\$632,910	0.692	3,340	\$131.13	6.9544	2.00 STORY
77 039 01 0100 000	44596 SPRING HILL RD	06/03/2022	03-ARM'S LENGTH	\$860,000	\$315,900	36.73	\$735,537	\$198,674	27%	\$661,326	\$724,511	0.913	3,753	\$176.21	15.1251	2.00 STORY
77 039 01 0106 000	44576 WHITE PINE CIR W	10/18/2021	03-ARM'S LENGTH	\$636,000	\$277,900	43.69	\$666,785	\$197,030	30%	\$438,970	\$633,947	0.692	3,265	\$134.45	6.9098	2.00 STORY
77 039 02 0114 000	17234 ORCHARD RIDGE RD	03/02/2022	03-ARM'S LENGTH	\$760,000	\$304,200	40.03	\$736,470	\$239,002	32%	\$520,998	\$671,346	0.776	3,364	\$154.87	1.4512	2.00 STORY
77 039 02 0119 000	17174 ORCHARD RIDGE RD	08/23/2022	03-ARM'S LENGTH	\$762,000	\$297,700	39.07	\$693,092	\$199,922	29%	\$562,078	\$665,546	0.845	3,283	\$171.21	8.2999	2.00 STORY
77 039 02 0139 000	44451 WHITE PINE CIR E	09/27/2021	03-ARM'S LENGTH	\$721,000	\$319,300	44.29	\$759,904	\$196,001	26%	\$524,999	\$761,002	0.690	3,756	\$139.78	7.1659	2.00 STORY
77 039 02 0143 000	44427 WHITE PINE CIR E	02/08/2022	03-ARM'S LENGTH	\$677,000	\$282,400	41.71	\$677,054	\$196,271	29%	\$480,729	\$648,829	0.741	3,340	\$143.93	2.0620	2.00 STORY
77 039 02 0154 000	44443 WHITE PINE CIR W	12/27/2022	03-ARM'S LENGTH	\$665,000	\$289,000	43.46	\$672,738	\$188,886	28%	\$476,114	\$652,971	0.729	3,326	\$143.15	3.2388	2.00 STORY
77 039 02 0167 000	44521 WHITE PINE CIR W	11/12/2021	03-ARM'S LENGTH	\$670,000	\$283,700	42.34	\$681,138	\$197,030	29%	\$472,970	\$653,317	0.724	3,114	\$151.89	3.7586	2.00 STORY
77 039 02 0175 000	44492 WHITE PINE CIR W	08/16/2022	03-ARM'S LENGTH	\$860,000	\$347,200	40.37	\$807,858	\$260,635	32%	\$599,365	\$738,492	0.812	3,861	\$155.24	5.0069	2.00 STORY
77 039 02 0189 000	18037 STONEBROOK DR	02/11/2022	03-ARM'S LENGTH	\$885,000	\$337,900	38.18	\$805,202	\$206,280	26%	\$678,720	\$808,261	0.840	3,736	\$181.67	7.8191	2.00 STORY
77 039 02 0208 000	44464 LARCHWOOD DR	09/09/2022	03-ARM'S LENGTH	\$779,000	\$333,300	42.79	\$775,773	\$215,836	28%	\$563,164	\$755,650	0.745	3,733	\$150.86	1.6267	2.00 STORY
77 039 02 0212 000	44569 LARCHWOOD DR	10/03/2022	03-ARM'S LENGTH	\$735,000	\$320,400	43.59	\$745,998	\$208,516	28%	\$526,484	\$725,346	0.726	3,773	\$139.54	3.5700	2.00 STORY
77 039 02 0232 000	17173 ORCHARD RIDGE RD	03/15/2022	03-ARM'S LENGTH	\$705,000	\$285,000	40.43	\$684,829	\$207,455	30%	\$497,545	\$644,229	0.772	3,312	\$150.22	1.0773	2.00 STORY
<b>Totals:</b>				<b>\$14,412,000</b>	<b>\$5,955,900</b>		<b>\$14,138,720</b>		<b>29%</b>	<b>\$10,239,862</b>	<b>\$13,450,167</b>			<b>\$152.22</b>		<b>0.0219</b>
					<b>Sale. Ratio =&gt;</b>	<b>41.33</b>				<b>E.C.F. =&gt;</b>	<b>0.761</b>		<b>Std. Deviation=&gt;</b>	<b>0.071887735</b>		
				<b>\$758,526</b>	<b>19</b>	<b>Std. Dev. =&gt;</b>	<b>2.33</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.762</b>		<b>Ave. Variance=&gt;</b>	<b>5.7050</b>	<b>Coefficient of Var=&gt;</b>	<b>7.491453385</b>

**038XX Woodland Park**

<b>2024</b>	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
2023	0.866	5	0.866
	0.900		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	03-ARM'S LENGTH	\$1,350,000	\$638,300	47.28	\$1,532,242	\$251,874	\$1,098,126	\$1,366,454	0.804	6,043	\$181.72	9.0498	2.00 STORY
77 033 01 0005 003	46501 PICKFORD ST	07/17/2020	03-ARM'S LENGTH	\$561,000	\$299,000	53.30	\$652,476	\$123,881	\$437,119	\$444,945	0.982	3,209	\$136.22	98.2411	2.00 STORY
77 033 01 0008 314	18760 VALENCIA ST	02/12/2020	03-ARM'S LENGTH	\$468,500	\$257,600	54.98	\$553,273	\$172,932	\$295,568	\$320,152	0.923	2,580	\$114.56	92.3211	2.00 STORY
77 034 99 0008 704	18853 PINEHOLLOW LN	08/19/2021	03-ARM'S LENGTH	\$555,000	\$264,700	47.69	\$642,875	\$179,170	\$375,830	\$455,058	0.826	2,632	\$142.79	6.8235	2.00 STORY
77 034 99 0015 712	18750 BECK RD	10/12/2021	03-ARM'S LENGTH	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	4.1371	1.75 STORY
<b>Totals:</b>				<b>\$3,744,500</b>	<b>\$1,768,900</b>		<b>\$4,230,286</b>		<b>\$2,648,293</b>	<b>\$3,058,709</b>			<b>\$146.23</b>		<b>2.8310</b>
						<b>Sale. Ratio =&gt;</b>	<b>47.24</b>			<b>E.C.F. =&gt;</b>	<b>0.866</b>	<b>Std. Deviation=&gt;</b>		<b>0.076152544</b>	
						<b>Std. Dev. =&gt;</b>	<b>6.58</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.894</b>	<b>Ave. Variance=&gt;</b>		<b>42.1145</b>	<b>Coefficient of Var=&gt; 47.10113835</b>



**05802 Woodlands South Condos**

	2023	# of Sales		2024	Rec. ECF
1 STY	0.706	7	1 STY	0.706	0.702
2 STY	0.660	8	2 STY	0.668	0.668
Total		15			

**1 Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 058 02 0014 000	44436 BIRCHWOOD CT	03/17/2023	03-ARM'S LENGTH	\$460,000	\$214,400	46.61	\$488,317	\$136,585	28%	\$323,415	\$498,203	0.649	1,960	\$165.01	5.3728	1.00 STORY
77 058 02 0018 000	44457 BIRCHWOOD CT	07/14/2021	03-ARM'S LENGTH	\$440,000	\$198,200	45.05	\$447,591	\$134,000	30%	\$306,000	\$444,179	0.689	1,967	\$155.57	1.3980	1.00 STORY
77 058 02 0038 000	44450 ASPEN RIDGE DR	06/14/2022	03-ARM'S LENGTH	\$475,000	\$196,100	41.28	\$445,706	\$134,674	30%	\$340,326	\$440,555	0.772	1,967	\$173.02	6.9602	1.00 STORY
77 058 02 0098 000	16936 SYCAMORE CT	05/10/2021	03-ARM'S LENGTH	\$460,000	\$208,200	45.26	\$477,504	\$138,478	29%	\$321,522	\$480,206	0.670	1,954	\$164.55	3.3341	1.00 STORY
77 058 02 0142 000	44643 ASPEN RIDGE DR	04/20/2021	03-ARM'S LENGTH	\$475,000	\$216,600	45.60	\$487,970	\$137,517	28%	\$337,483	\$496,392	0.680	1,967	\$171.57	2.3019	1.00 STORY
77 058 02 0166 000	44705 ASPEN RIDGE DR	03/01/2022	03-ARM'S LENGTH	\$505,000	\$205,500	40.69	\$477,724	\$138,945	29%	\$366,055	\$479,856	0.763	1,954	\$187.34	5.9952	1.00 STORY
77 058 02 0174 000	44785 ASPEN RIDGE DR	09/17/2021	03-ARM'S LENGTH	\$450,000	\$200,900	44.64	\$453,838	\$138,586	31%	\$311,414	\$446,532	0.697	1,954	\$159.37	0.5486	1.00 STORY
<b>Totals:</b>				<b>\$3,265,000</b>	<b>\$1,439,900</b>		<b>\$3,278,650</b>		<b>29%</b>	<b>\$2,306,215</b>	<b>\$3,285,923</b>			<b>\$168.06</b>		<b>0.1044</b>
						Sale. Ratio =>	<b>44.10</b>			E.C.F. =>	<b>0.702</b>	Std. Deviation=>		<b>0.046890892</b>		
						Std. Dev. =>	<b>2.26</b>			Ave. E.C.F. =>	<b>0.703</b>	Ave. Variance=>		<b>3.7016</b>	Coefficient of Var=> <b>5.266185052</b>	

**2 Story**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 058 02 0004 000	17060 BIRCHWOOD DR	05/17/2022	03-ARM'S LENGTH	\$525,000	\$225,800	43.01	\$494,792	\$134,000	27%	\$391,000	\$546,654	0.715	2,641	\$148.05	4.7205	2.00 STORY
77 058 02 0053 000	16420 CYPRESS CT	03/31/2022	03-ARM'S LENGTH	\$405,000	\$233,500	57.65	\$499,389	\$138,605	28%	\$266,395	\$546,642	0.487	2,641	\$100.87	18.0726	2.00 STORY
77 058 02 0061 000	16455 CYPRESS CT	11/14/2022	03-ARM'S LENGTH	\$499,000	\$227,000	45.49	\$497,542	\$134,000	27%	\$365,000	\$550,821	0.663	2,641	\$138.21	0.5409	2.00 STORY
77 058 02 0081 000	17021 BIRCHWOOD DR	01/23/2023	03-ARM'S LENGTH	\$465,000	\$227,200	48.86	\$498,092	\$136,730	27%	\$328,270	\$547,518	0.600	2,648	\$123.97	6.8496	2.00 STORY
77 058 02 0145 000	16600 COTTONWOOD CT	05/05/2021	03-ARM'S LENGTH	\$550,000	\$232,500	42.27	\$496,956	\$135,930	27%	\$414,070	\$547,009	0.757	2,641	\$156.79	8.8915	2.00 STORY
77 058 02 0159 000	16569 COTTONWOOD CT	03/16/2023	03-ARM'S LENGTH	\$540,000	\$224,700	41.61	\$492,935	\$134,000	27%	\$406,000	\$543,840	0.747	2,641	\$153.73	7.8487	2.00 STORY
77 058 02 0161 000	16589 COTTONWOOD CT	09/15/2021	03-ARM'S LENGTH	\$512,500	\$230,400	44.96	\$492,291	\$134,000	27%	\$378,500	\$542,865	0.697	2,641	\$143.32	2.9171	2.00 STORY
77 058 02 0187 000	44921 ASPEN RIDGE DR	06/01/2021	03-ARM'S LENGTH	\$485,000	\$223,300	46.04	\$474,665	\$113,900	24%	\$371,100	\$546,613	0.679	2,641	\$140.51	1.0852	2.00 STORY
<b>Totals:</b>				<b>\$3,981,500</b>	<b>\$1,824,400</b>		<b>\$3,946,662</b>		<b>27%</b>	<b>\$2,920,335</b>	<b>\$4,371,962</b>			<b>\$138.18</b>		<b>0.0087</b>
						Sale. Ratio =>	<b>45.82</b>			E.C.F. =>	<b>0.668</b>	Std. Deviation=>		<b>0.088354747</b>		
						Std. Dev. =>	<b>5.17</b>			Ave. E.C.F. =>	<b>0.668</b>	Ave. Variance=>		<b>6.3658</b>	Coefficient of Var=> <b>9.528778292</b>	

**All Styles**

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 058 02 0004 000	17060 BIRCHWOOD DR	05/17/2022	03-ARM'S LENGTH	\$525,000	\$225,800	43.01	\$494,792	\$134,000	27%	\$391,000	\$546,654	0.715	2,641	\$148.05	3.0948	2.00 STORY
77 058 02 0014 000	44436 BIRCHWOOD CT	03/17/2023	03-ARM'S LENGTH	\$460,000	\$214,400	46.61	\$488,317	\$136,585	28%	\$323,415	\$498,203	0.649	1,960	\$165.01	3.5149	1.00 STORY
77 058 02 0018 000	44457 BIRCHWOOD CT	07/14/2021	03-ARM'S LENGTH	\$440,000	\$198,200	45.05	\$447,591	\$134,000	30%	\$306,000	\$444,179	0.689	1,967	\$155.57	0.4599	1.00 STORY
77 058 02 0038 000	44450 ASPEN RIDGE DR	06/14/2022	03-ARM'S LENGTH	\$475,000	\$196,100	41.28	\$445,706	\$134,674	30%	\$340,326	\$440,555	0.772	1,967	\$173.02	8.8181	1.00 STORY
77 058 02 0053 000	16420 CYPRESS CT	03/31/2022	03-ARM'S LENGTH	\$405,000	\$233,500	57.65	\$499,389	\$138,605	28%	\$266,395	\$546,642	0.487	2,641	\$100.87	19.6983	2.00 STORY
77 058 02 0061 000	16455 CYPRESS CT	11/14/2022	03-ARM'S LENGTH	\$499,000	\$227,000	45.49	\$497,542	\$134,000	27%	\$365,000	\$550,821	0.663	2,641	\$138.21	2.1665	2.00 STORY
77 058 02 0081 000	17021 BIRCHWOOD DR	01/23/2023	03-ARM'S LENGTH	\$465,000	\$227,200	48.86	\$498,092	\$136,730	27%	\$328,270	\$547,518	0.600	2,648	\$123.97	8.4752	2.00 STORY
77 058 02 0098 000	16936 SYCAMORE CT	05/10/2021	03-ARM'S LENGTH	\$460,000	\$208,200	45.26	\$477,504	\$138,478	29%	\$321,522	\$480,206	0.670	1,954	\$164.55	1.4762	1.00 STORY
77 058 02 0142 000	44643 ASPEN RIDGE DR	04/20/2021	03-ARM'S LENGTH	\$475,000	\$216,600	45.60	\$487,970	\$137,517	28%	\$337,483	\$496,392	0.680	1,967	\$171.57	0.4440	1.00 STORY
77 058 02 0145 000	16600 COTTONWOOD CT	05/05/2021	03-ARM'S LENGTH	\$550,000	\$232,500	42.27	\$496,956	\$135,930	27%	\$414,070	\$547,009	0.757	2,641	\$156.79	7.2659	2.00 STORY
77 058 02 0159 000	16569 COTTONWOOD CT	03/16/2023	03-ARM'S LENGTH	\$540,000	\$224,700	41.61	\$492,935	\$134,000	27%	\$406,000	\$543,840	0.747	2,641	\$153.73	6.2231	2.00 STORY
77 058 02 0161 000	16589 COTTONWOOD CT	09/15/2021	03-ARM'S LENGTH	\$512,500	\$230,400	44.96	\$492,291	\$134,000	27%	\$378,500	\$542,865	0.697	2,641	\$143.32	1.2914	2.00 STORY
77 058 02 0166 000	44705 ASPEN RIDGE DR	03/01/2022	03-ARM'S LENGTH	\$505,000	\$205,500	40.69	\$477,724	\$138,945	29%	\$366,055	\$479,856	0.763	1,954	\$187.34	7.8531	1.00 STORY
77 058 02 0174 000	44785 ASPEN RIDGE DR	09/17/2021	03-ARM'S LENGTH	\$450,000	\$200,900	44.64	\$453,838	\$138,586	31%	\$311,414	\$446,532	0.697	1,954	\$159.37	1.3093	1.00 STORY
77 058 02 0187 000	44921 ASPEN RIDGE DR	06/01/2021	03-ARM'S LENGTH	\$485,000	\$223,300	46.04	\$474,665	\$113,900	24%	\$371,100	\$546,613	0.679	2,641	\$140.51	0.5404	2.00 STORY
<b>Totals:</b>				<b>\$7,246,500</b>	<b>\$3,264,300</b>		<b>\$7,225,312</b>		<b>28%</b>	<b>\$5,226,550</b>	<b>\$7,657,885</b>			<b>\$152.12</b>		<b>0.1807</b>
						Sale. Ratio =>	<b>45.05</b>			E.C.F. =>	<b>0.683</b>	Std. Deviation=>		<b>0.071897206</b>		
						Std. Dev. =>	<b>4.09</b>			Ave. E.C.F. =>	<b>0.684</b>	Ave. Variance=>		<b>4.8421</b>	Coefficient of Var=> <b>7.075840127</b>	

**05803 Woodlands South Sub**

	Final ECF	# of Sales	Rec ECF
2024	0.785	7	0.785
2023	0.706		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 058 03 0007 000	45170 OAK FOREST DR	10/28/2022	03-ARM'S LENGTH	\$755,900	\$320,200	42.36	\$701,119	\$267,406	\$488,494	\$614,324	0.795	3,312	\$147.49	0.6236	2.00 STORY
77 058 03 0027 000	45133 OAK FOREST DR	07/25/2022	03-ARM'S LENGTH	\$860,000	\$376,100	43.73	\$823,379	\$312,321	\$547,679	\$723,878	0.757	3,776	\$145.04	3.2347	2.00 STORY
77 058 03 0028 000	45019 OAK FOREST DR	07/20/2022	03-ARM'S LENGTH	\$802,000	\$329,700	41.11	\$721,655	\$269,862	\$532,138	\$639,933	0.832	3,289	\$161.79	4.2615	2.00 STORY
77 058 03 0031 000	44905 OAK FOREST DR	09/16/2022	03-ARM'S LENGTH	\$790,000	\$312,100	39.51	\$681,062	\$229,478	\$560,522	\$639,637	0.876	3,259	\$171.99	8.7375	2.00 STORY
77 058 03 0042 000	44487 OAK FOREST DR	11/16/2022	03-ARM'S LENGTH	\$830,000	\$348,700	42.01	\$758,677	\$226,779	\$603,221	\$753,396	0.801	3,774	\$159.84	1.1732	2.00 STORY
77 058 03 0059 000	16243 WHITE FIR CT	06/04/2021	03-ARM'S LENGTH	\$778,000	\$360,900	46.39	\$832,375	\$294,630	\$483,370	\$761,678	0.635	3,762	\$128.49	15.4326	2.00 STORY
77 058 03 0071 000	45055 WALNUT RIDGE CT	10/18/2022	03-ARM'S LENGTH	\$795,000	\$325,600	40.96	\$707,427	\$199,201	\$595,799	\$719,866	0.828	3,774	\$157.87	3.8715	2.00 STORY
<b>Totals:</b>				<b>\$5,610,900</b>	<b>\$2,373,300</b>		<b>\$5,225,694</b>		<b>\$3,811,223</b>	<b>\$4,852,712</b>			<b>\$153.22</b>		<b>0.3558</b>
					<b>Sale. Ratio =&gt;</b>	<b>42.30</b>				<b>E.C.F. =&gt;</b>	<b>0.785</b>		<b>Std. Deviation:</b>	<b>0.077447358</b>	
				<b>\$801,557</b>	<b>Std. Dev. =&gt;</b>	<b>2.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.789</b>		<b>Ave. Variance:</b>	<b>5.3335</b>	<b>Coefficient of Var=&gt;</b>
															<b>6.760370307</b>

**03601 Woods of Edenderry**

	<b>Final ECF</b>	<b># of Sales</b>	<b>Rec ECF</b>
<b>2024</b>	<b>0.809</b>	5	0.809
<b>2023</b>	0.839		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 036 01 0018 000	17263 STONEBROOK DR	08/19/2021	03-ARM'S LENGTH	\$805,449	\$352,100	43.71	\$869,471	\$265,108	30%	\$540,341	\$720,337	0.750	3,812	\$141.75	5.7882	2.00 STORY
77 036 02 0058 000	17706 STONEBROOK DR	05/26/2021	03-ARM'S LENGTH	\$803,000	\$328,700	40.93	\$807,320	\$233,594	29%	\$569,406	\$683,821	0.833	3,728	\$152.74	2.4678	2.00 STORY
77 036 02 0061 000	17610 STONEBROOK DR	04/14/2022	03-ARM'S LENGTH	\$1,028,000	\$381,200	37.08	\$946,127	\$239,511	25%	\$788,489	\$842,212	0.936	3,770	\$209.15	12.8207	2.00 STORY
77 036 04 0086 000	17730 STONEBROOK CT	08/06/2021	03-ARM'S LENGTH	\$975,000	\$396,100	40.63	\$1,029,810	\$317,900	31%	\$657,100	\$848,522	0.774	4,443	\$147.90	3.3599	2.00 STORY
77 036 04 0101 000	17623 STONEBROOK CT	05/26/2021	03-ARM'S LENGTH	\$930,000	\$400,400	43.05	\$1,009,072	\$291,094	29%	\$638,906	\$855,754	0.747	3,754	\$170.19	6.1404	2.00 STORY
<b>Totals:</b>				<b>\$4,541,449</b>	<b>\$1,858,500</b>		<b>\$4,661,800</b>		<b>29%</b>	<b>\$3,194,242</b>	<b>\$3,950,646</b>			<b>\$164.34</b>		<b>0.0532</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.92</b>				<b>E.C.F. =&gt;</b>	<b>0.809</b>		<b>Std. Deviation=&gt;</b>	<b>0.079523452</b>		
				<b>\$908,290</b>	<b>Std. Dev. =&gt;</b>	<b>2.60</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.808</b>		<b>Ave. Variance=&gt;</b>	<b>6.1154</b>	<b>Coefficient of Var=&gt;</b>	<b>7.568557322</b>

**05604 Woods of Northville**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>0.910</b>	3	0.910
2023	0.910		

Expanded Sales Period due to lack of sales

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% of Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
77 056 04 0002 000	41611 BLAIRWOOD CIR	02/24/2023	03-ARM'S LENGTH	\$330,000	\$159,700	48.39	\$338,963	\$70,867	21%	\$259,133	\$294,610	0.880	1,585	\$163.49	'05604	2.9167	1.00 STORY	
77 056 04 0029 000	41639 LAUREL OAKS CT	03/09/2021	03-ARM'S LENGTH	\$335,000	\$167,100	49.88	\$372,969	\$83,000	22%	\$252,000	\$318,647	0.791	1,786	\$141.10	'05604	11.7903	1.00 STORY	
77 056 04 0031 000	41676 HIDDEN OAKS CT	08/23/2023	03-ARM'S LENGTH	\$425,000	\$177,200	41.69	\$377,768	\$83,000	22%	\$342,000	\$323,920	1.056	1,904	\$179.62	'05604	14.7070	2.00 STORY	
<b>Totals:</b>				<b>\$1,090,000</b>	<b>\$504,000</b>		<b>\$1,089,700</b>			<b>\$853,133</b>	<b>\$937,177</b>			<b>\$161.40</b>		<b>0.1576</b>		
						<b>Sale. Ratio =&gt;</b>	<b>46.24</b>					<b>E.C.F. =&gt;</b>	<b>0.910</b>	<b>Std. Deviation=&gt;</b>		<b>0.134872642</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.36</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.909</b>	<b>Ave. Variance=&gt;</b>		<b>9.8046</b>	<b>Coefficient of Var=&gt;</b>	<b>10.78919344</b>

**05202 Woodside Village**

	Final ECF	# of Sales	Rec ECF
2024	0.722	4	0.772
2023	0.762		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 052 02 0030 000	40292 WOODSIDE DR N	09/14/2021	03-ARM'S LENGTH	\$600,000	\$274,600	45.77	\$623,180	\$170,361	\$429,639	\$594,250	0.723	2,744	\$156.57	5.2117	2.00 STORY	
77 052 02 0082 000	40040 MILLPOND CT	10/29/2021	03-ARM'S LENGTH	\$572,000	\$234,100	40.93	\$539,513	\$171,660	\$400,340	\$482,746	0.829	2,754	\$145.37	5.4187	2.00 STORY	
77 052 02 0098 000	16145 MAPLEWOOD CT	01/04/2021	03-ARM'S LENGTH	\$595,125	\$241,200	40.53	\$584,202	\$171,718	\$423,407	\$541,317	0.782	3,210	\$131.90	0.7069	2.00 STORY	
77 052 02 0106 000	16173 OAKWOOD CT	07/26/2021	03-ARM'S LENGTH	\$575,000	\$249,200	43.34	\$572,920	\$173,932	\$401,068	\$523,606	0.766	2,925	\$137.12	0.9138	2.00 STORY	
<b>Totals:</b>				<b>\$2,342,125</b>	<b>\$999,100</b>		<b>\$2,319,815</b>	<b>\$1,654,454</b>	<b>\$2,141,919</b>			<b>\$142.74</b>		<b>0.2694</b>		
						<b>Sale. Ratio =&gt;</b>	<b>42.66</b>			<b>E.C.F. =&gt;</b>	<b>0.772</b>	<b>Std. Deviation=&gt;</b>		<b>0.043916005</b>		
				<b>\$585,531</b>	<b>4</b>	<b>Std. Dev. =&gt;</b>	<b>2.43</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.775</b>	<b>Ave. Variance=&gt;</b>		<b>3.0628</b>	<b>Coefficient of Var=&gt;</b>	<b>3.951376985</b>

003XX East End Twp - New Blt-Remodel

	Final ECF	# of Sales	Rec ECF
2024	0.921	4	0.921
2023	0.847		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 051 99 0002 701	15391 MARILYN AVE	10/26/2022	\$530,000	\$218,800	41.28	\$489,061	\$87,905	\$442,095	\$473,619	0.933	2,516	\$175.71	4.0698	2.00 STORY	
77 051 99 0088 701	15714 MAXWELL AVE	07/01/2021	\$509,376	\$195,600	38.40	\$443,021	\$68,589	\$440,787	\$442,068	0.997	2,389	\$184.51	10.4360	2.00 STORY	
77 004 01 0004 002	19701 MEADOWBROOK RD	05/03/2022	\$300,000	\$225,100	75.03	\$532,865	\$129,884	\$170,116	\$252,811	0.673	2,516	\$67.61	67.2898	2.00 STORY	
77 056 01 0034 301	15500 PORTIS RD	02/25/2022	\$540,000	\$28,700	5.31	\$481,275	\$68,589	\$471,411	\$487,232	0.968	2,537	\$185.81	7.4787	2.00 STORY	
<b>Totals:</b>			<b>\$1,879,376</b>	<b>\$668,200</b>		<b>\$1,946,222</b>		<b>\$1,524,409</b>	<b>\$1,655,730</b>			<b>\$153.41</b>		<b>2.7945</b>	
				<b>Sale. Ratio =&gt;</b>	<b>35.55</b>				<b>E.C.F. =&gt;</b>	<b>0.921</b>		<b>Std. Deviation=&gt;</b>	<b>0.148853266</b>		
			<b>4</b>	<b>Std. Dev. =&gt;</b>	<b>28.49</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.893</b>		<b>Ave. Variance=&gt;</b>	<b>22.3186</b>	<b>Coefficient of Var=&gt;</b>	<b>25.00000000</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	\$1,225,000	\$392,000	32.00	\$1,015,926	\$168,444	\$1,056,556	\$969,659	1.090	2,984	\$354.07	6.5312	2.00 STORY	
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	\$1,350,000	\$638,300	47.28	\$1,446,156	\$251,874	\$1,098,126	\$1,366,455	0.804	6,043	\$181.72	22.0672	2.00 STORY	
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	\$549,900	\$171,900	31.26	\$417,246	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	17.4234	2.00 STORY	
77 016 99 0003 703	46200 NEESON ST	06/23/2022	\$712,000	\$239,400	33.62	\$589,365	\$176,709	\$535,291	\$472,146	1.134	3,085	\$173.51	10.9437	2.00 STORY	
77 038 99 0013 701	18585 SHELDON RD	06/14/2022	\$3,900,000	\$1,686,400	43.24	\$3,811,735	\$303,938	\$3,596,062	\$4,013,497	0.896	16,721	\$215.06	12.8311	2.00 STORY	
<b>Totals:</b>			<b>\$7,736,900</b>	<b>\$3,128,000</b>		<b>\$7,280,428</b>		<b>\$6,775,935</b>	<b>\$7,230,505</b>			<b>\$223.25</b>		<b>8.7172</b>	
				<b>Sale. Ratio =&gt;</b>	<b>40.43</b>				<b>E.C.F. =&gt;</b>	<b>0.937</b>		<b>Std. Deviation=&gt;</b>	<b>0.167152498</b>		
				<b>Std. Dev. =&gt;</b>	<b>7.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.024</b>		<b>Ave. Variance=&gt;</b>	<b>13.9593</b>	<b>Coefficient of Var=&gt;</b>	<b>13.62813448</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style		
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	\$1,225,000	\$392,000	32.00	\$969,672	\$168,444	\$1,056,556	\$855,099	1.236	2,984	\$354.07	31.1670	2.00 STORY		
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	\$1,350,000	\$638,300	47.28	\$1,532,242	\$251,874	\$1,098,126	\$1,366,454	0.804	6,043	\$181.72	12.0293	2.00 STORY		
77 034 99 0008 704	18853 PINEHOLLOW LN	08/19/2021	\$555,000	\$264,700	47.69	\$642,875	\$179,170	\$375,830	\$455,058	0.826	2,632	\$142.79	9.8030	2.00 STORY		
77 034 99 0015 712	18750 BECK RD	05/06/2021	\$755,000	\$309,300	40.97	\$849,420	\$368,350	\$386,650	\$472,100	0.819	2,834	\$136.43	10.4924	1.75 STORY		
77 034 99 0015 712	18750 BECK RD	10/12/2021	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	1.1576	1.75 STORY		
<b>Totals:</b>				<b>\$4,695,000</b>		<b>\$1,913,600</b>	<b>\$4,843,629</b>		<b>\$3,358,812</b>	<b>\$3,620,811</b>			<b>\$194.17</b>	<b>0.3716</b>		
					<b>Sale. Ratio =&gt;</b>	<b>40.76</b>				<b>E.C.F. =&gt;</b>	<b>0.928</b>		<b>Std. Deviation=&gt;</b>	<b>0.181907763</b>		
					<b>Std. Dev. =&gt;</b>	<b>6.58</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.924</b>		<b>Ave. Variance=&gt;</b>	<b>12.9299</b>	<b>Coefficient of Var=&gt;</b>	<b>13.99451132</b>

**033XX New Estate-Remodel**

	Final ECF	# of Sales	Rec ECF
2024	0.937	5	0.937
2023	0.874		

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	\$1,225,000	\$392,000	32.00	\$1,015,926	\$168,444	\$1,056,556	\$969,659	1.090	2,984	\$354.07	6.5312	2.00 STORY	
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	\$1,350,000	\$638,300	47.28	\$1,446,156	\$251,874	\$1,098,126	\$1,366,455	0.804	6,043	\$181.72	22.0672	2.00 STORY	
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	\$549,900	\$171,900	31.26	\$417,246	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	17.4234	2.00 STORY	
77 016 99 0003 703	46200 NEESON ST	06/23/2022	\$712,000	\$239,400	33.62	\$589,365	\$176,709	\$535,291	\$472,146	1.134	3,085	\$173.51	10.9437	2.00 STORY	
77 038 99 0013 701	18585 SHELDON RD	06/14/2022	\$3,900,000	\$1,686,400	43.24	\$3,811,735	\$303,938	\$3,596,062	\$4,013,497	0.896	16,721	\$215.06	12.8311	2.00 STORY	
<b>Totals:</b>			<b>\$7,736,900</b>	<b>\$3,128,000</b>		<b>\$7,280,428</b>		<b>\$6,775,935</b>	<b>\$7,230,505</b>			<b>\$223.25</b>		<b>8.7172</b>	
					<b>Sale. Ratio =&gt;</b>	<b>40.43</b>				<b>E.C.F. =&gt;</b>	<b>0.937</b>	<b>Std. Deviation:</b>	<b>0.167152498</b>		
					<b>Std. Dev. =&gt;</b>	<b>7.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.024</b>	<b>Ave. Variance:</b>	<b>13.9593</b>	<b>Coefficient of Var=&gt;</b>	<b>13.62813448</b>

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	\$1,350,000	\$638,300	47.28	\$1,532,242	\$251,874	\$1,098,126	\$1,366,454	0.804	6,043	\$181.72	4.2375	2.00 STORY	
77 034 99 0008 704	18853 PINEHOLLOW LN	08/19/2021	\$555,000	\$264,700	47.69	\$642,875	\$179,170	\$375,830	\$455,058	0.826	2,632	\$142.79	2.0112	2.00 STORY	
77 034 99 0015 712	18750 BECK RD	05/06/2021	\$755,000	\$309,300	40.97	\$849,420	\$368,350	\$386,650	\$472,100	0.819	2,834	\$136.43	2.7007	1.75 STORY	
77 034 99 0015 712	18750 BECK RD	10/12/2021	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	8.9494	1.75 STORY	
<b>Totals:</b>			<b>\$3,470,000</b>	<b>\$1,521,600</b>		<b>\$3,873,957</b>		<b>\$2,302,256</b>	<b>\$2,765,712</b>			<b>\$154.20</b>		<b>1.3579</b>	
					<b>Sale. Ratio =&gt;</b>	<b>43.85</b>				<b>E.C.F. =&gt;</b>	<b>0.832</b>	<b>Std. Deviation:</b>	<b>0.060384017</b>		
					<b>Std. Dev. =&gt;</b>	<b>4.71</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.846</b>	<b>Ave. Variance:</b>	<b>4.4747</b>	<b>Coefficient of Var=&gt;</b>	<b>5.289200753</b>

013XX New Estate-Remodel/Main/Clement/E-W Ends

	Final ECF	# of Sales	Rec ECF
2024	1.054	11	1.054
2023	1.044		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	
77 003 99 0028 000	19450 PIERSON DR	02/25/2022	03-ARM'S LENGTH	\$950,000	\$333,700	35.13	\$770,251	\$299,342	\$650,658	\$555,972	1.170	3,834	\$169.71	1.7410	2.00 STORY	
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	03-ARM'S LENGTH	\$1,225,000	\$392,000	32.00	\$969,672	\$168,444	\$1,056,556	\$855,099	1.236	2,984	\$354.07	4.7878	2.00 STORY	
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143	\$361,857	\$219,461	1.649	2,693	\$134.37	46.1127	2.00 STORY	
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	03-ARM'S LENGTH	\$1,350,000	\$638,300	47.28	\$1,532,242	\$251,874	\$1,098,126	\$1,366,454	0.804	6,043	\$181.72	38.4085	2.00 STORY	
77 015 99 0007 711	47130 7 MILE RD	04/28/2023	03-ARM'S LENGTH	\$1,800,000	\$664,100	36.89	\$1,487,988	\$309,515	\$1,490,485	\$1,099,321	1.356	5,936	\$251.09	16.8106	2.00 STORY	
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	03-ARM'S LENGTH	\$549,900	\$171,900	31.26	\$442,997	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	1.0821	2.00 STORY	
77 016 99 0003 703	46200 NEESON ST	06/23/2022	03-ARM'S LENGTH	\$712,000	\$239,400	33.62	\$619,111	\$176,709	\$535,291	\$472,147	1.134	3,085	\$173.51	5.3979	2.00 STORY	
77 019 99 0001 002	48480 7 MILE RD	10/07/2022	03-ARM'S LENGTH	\$650,000	\$246,000	37.85	\$562,722	\$259,329	\$390,671	\$297,736	1.312	2,989	\$130.70	12.4422	2.00 STORY	
77 033 01 0003 002	18817 VALENCIA ST	07/23/2021	03-ARM'S LENGTH	\$1,000,000	\$262,600	26.26	\$835,398	\$252,620	\$747,380	\$543,636	1.375	4,250	\$175.85	18.7063	1.00 STORY	
77 034 99 0015 712	18750 BECK RD	10/12/2021	03-ARM'S LENGTH	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	25.2216	1.75 STORY	
77 038 99 0013 701	18585 SHELDON RD	06/14/2022	03-ARM'S LENGTH	\$3,900,000	\$1,686,400	43.24	\$4,064,586	\$303,938	\$3,596,062	\$4,013,498	0.896	16,721	\$215.06	29.1725	2.00 STORY	
<b>Totals:</b>				<b>\$13,461,900</b>	<b>\$5,152,300</b>		<b>\$12,621,551</b>		<b>\$10,858,636</b>	<b>\$10,304,172</b>			<b>\$193.98</b>		<b>13.3908</b>	
						<b>Sale. Ratio =&gt;</b>	<b>38.27</b>				<b>E.C.F. =&gt;</b>	<b>1.054</b>	<b>Std. Deviation</b>	<b>0.243564265</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.188</b>	<b>Ave. Variance</b>	<b>18.1712</b>	<b>Coefficient of Var=&gt;</b>	<b>15.29926717</b>



**025XX New-Remodel/Beck/Ridge/Napier/Main St**

	Final ECF	# of Sales	Rec ECF
2024	1.057	9	1.057
2023	1.019		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	v. by Mean (	Building Style
77 003 99 0028 000	19450 PIERSON DR	02/25/2022	03-ARM'S LENGTH	\$950,000	\$333,700	35.13	\$770,251	\$299,342	\$650,658	\$555,972	1.170	3,834	\$169.71	3.0608	2.00 STORY
77 013 02 0003 000	47010 W MAIN ST	09/13/2021	03-ARM'S LENGTH	\$1,225,000	\$392,000	32.00	\$969,672	\$168,444	\$1,056,556	\$855,099	1.236	2,984	\$354.07	9.5896	2.00 STORY
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143	\$361,857	\$219,461	1.649	2,693	\$134.37	50.9145	2.00 STORY
77 015 01 0029 301	19770 WESTHILL ST	08/19/2021	03-ARM'S LENGTH	\$1,350,000	\$638,300	47.28	\$1,532,242	\$251,874	\$1,098,126	\$1,366,454	0.804	6,043	\$181.72	33.6067	2.00 STORY
77 016 01 0015 002	19675 CLEMENT RD	12/23/2022	03-ARM'S LENGTH	\$549,900	\$171,900	31.26	\$442,997	\$60,000	\$489,900	\$408,748	1.199	2,553	\$191.89	5.8839	2.00 STORY
77 016 99 0003 703	46200 NEESON ST	06/23/2022	03-ARM'S LENGTH	\$712,000	\$239,400	33.62	\$619,111	\$176,709	\$535,291	\$472,147	1.134	3,085	\$173.51	0.5961	2.00 STORY
77 019 99 0001 002	48480 7 MILE RD	10/07/2022	03-ARM'S LENGTH	\$650,000	\$246,000	37.85	\$562,722	\$259,329	\$390,671	\$297,736	1.312	2,989	\$130.70	17.2440	2.00 STORY
77 034 99 0015 712	18750 BECK RD	05/06/2021	03-ARM'S LENGTH	\$755,000	\$309,300	40.97	\$849,420	\$368,350	\$386,650	\$472,100	0.819	2,834	\$136.43	32.0699	1.75 STORY
77 034 99 0015 712	18750 BECK RD	10/12/2021	03-ARM'S LENGTH	\$810,000	\$309,300	38.19	\$849,420	\$368,350	\$441,650	\$472,100	0.936	2,834	\$155.84	20.4198	1.75 STORY
<b>Totals:</b>				<b>\$7,516,900</b>	<b>\$2,848,500</b>		<b>\$7,082,999</b>		<b>\$5,411,359</b>	<b>\$5,119,817</b>			<b>\$180.92</b>		<b>8.2756</b>
						<b>Sale. Ratio =&gt;</b>	<b>37.89</b>				<b>E.C.F. =&gt;</b>	<b>1.057</b>	<b>Std. Deviation: 0.2645941</b>		
						<b>Std. Dev. =&gt;</b>	<b>5.09</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.140</b>	<b>Ave. Variance: 19.2650</b>	<b>Coefficient of Var=&gt;</b>	<b>16.90360777</b>

**00599 8 Mile-Griswold-Wintergreen**

	Final ECF	# of Sales	Rec ECF
<b>2024</b>	<b>1.371</b>	6	1.371
2023	1.553/1.219		

Combined into (1) ecf Nghb -Wintergreen Cir with 8 Mile and Griswold

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 004 01 0013 000	19351 MEADOWBROOK RD	12/03/2021	03-ARM'S LENGTH	\$519,000	\$225,000	43.35	\$535,830	\$266,027	\$252,973	\$206,114	1.227	2,792	\$90.61	16.8225	1.00 STORY
77 004 01 0021 000	40200 7 MILE RD	06/19/2023	03-ARM'S LENGTH	\$400,000	\$155,500	38.88	\$367,552	\$198,250	\$201,750	\$129,336	1.560	2,051	\$98.37	16.4321	2.00 STORY
77 015 99 0005 003	47230 7 MILE RD	05/21/2021	03-ARM'S LENGTH	\$400,000	\$152,200	38.05	\$413,185	\$191,923	\$208,077	\$145,375	1.431	1,964	\$105.95	3.5742	1.75 STORY
77 015 99 0015 000	19850 WESTHILL ST	12/09/2021	03-ARM'S LENGTH	\$440,000	\$220,300	50.07	\$486,518	\$165,600	\$274,400	\$210,300	1.305	2,340	\$117.26	130.4803	QUAD/TRI LEVEL
77 035 99 0002 000	17966 BECK RD	09/15/2021	03-ARM'S LENGTH	\$248,000	\$95,300	38.43	\$253,501	\$107,903	\$140,097	\$95,662	1.465	1,740	\$80.52	6.8930	1.00 STORY
77 035 99 0012 001	46878 6 MILE RD	09/20/2022	19-MULTI PARCEL ARM'S LENGTH	\$357,500	\$156,400	43.75	\$377,354	\$193,967	\$163,533	\$118,026	1.386	1,631	\$100.27	1.0002	1.00 STORY
<b>Totals:</b>				<b>\$2,364,500</b>	<b>\$1,004,700</b>		<b>\$2,433,940</b>		<b>\$1,240,830</b>	<b>\$904,813</b>			<b>\$98.83</b>		<b>2.4203</b>
						<b>Sale. Ratio =&gt;</b>	<b>42.49</b>			<b>E.C.F. =&gt;</b>	<b>1.371</b>	<b>Std. Deviation</b>	<b>0.118041066</b>		
						<b>Std. Dev. =&gt;</b>	<b>4.65</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.396</b>	<b>Ave. Variance:</b>	<b>29.2004</b>	<b>Coefficient of Var=&gt;</b>	<b>20.92363016</b>

**03299 AC Parcels PG 14,15,16,29,32,34,35 (Pcls on Beck N of 6,7,8 Mile)**

	Final ECF	# of Sales	Rec ECF
2024	1.510	4	1.510
2023	1.522		

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residua	Cost Man. \$	E.C.F.	loor Are	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
77 015 01 0002 001	19700 BECK RD	06/14/2022	03-ARM'S LENGTH	\$515,000	\$208,600	40.50	\$487,164	\$153,143 \$361,857	\$219,461	1.649	2,693	\$134.37	'03299	164.8844	2.00 STORY
77 015 99 0005 003	47230 7 MILE RD	05/21/2021	03-ARM'S LENGTH	\$400,000	\$152,200	38.05	\$413,185	\$191,923 \$208,077	\$145,375	1.431	1,964	\$105.95	'03299	143.1312	1.75 STORY
77 035 99 0002 000	17966 BECK RD	09/15/2021	03-ARM'S LENGTH	\$248,000	\$95,300	38.43	\$253,501	\$107,903 \$140,097	\$95,662	1.465	1,740	\$80.52	'03299	146.4500	1.00 STORY
77 035 99 0012 001	46878 6 MILE RD	09/20/2022	03-ARM'S LENGTH	\$357,500	\$156,400	43.75	\$373,604	\$193,967 \$163,533	\$118,026	1.386	1,631	\$100.27	'03299	138.5568	1.00 STORY
<b>Totals:</b>				<b>\$1,520,500</b>	<b>\$612,500</b>		<b>\$1,527,454</b>	<b>\$873,564</b>	<b>\$578,524</b>			<b>\$105.27</b>		<b>150.9987</b>	
						<b>Sale. Ratio =&gt;</b>	<b>40.28</b>			<b>E.C.F. =&gt;</b>	<b>1.510</b>	<b>Std. Deviation:</b>	<b>0.115485174</b>		

04099 AC 6 Mile E of Sheldon

	Final ECF	# of Sales	Rec ECF
2024	1.371	6	1.371
2023	1.392		

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	loor Arc	\$/Sq.Ft.	Dev. by Mean (%)	Building Style
77 004 01 0013 000	19351 MEADOWBROOK RD	12/03/2021	03-ARM'S LENGTH	\$519,000	\$225,000	43.35	\$535,830	\$266,027	\$252,973	\$206,114	1.227	2,792	\$90.61	16.8225	1.00 STORY
77 004 01 0021 000	40200 7 MILE RD	06/19/2023	03-ARM'S LENGTH	\$400,000	\$155,500	38.88	\$367,552	\$198,250	\$201,750	\$129,336	1.560	2,051	\$98.37	16.4321	2.00 STORY
77 015 99 0005 003	47230 7 MILE RD	05/21/2021	03-ARM'S LENGTH	\$400,000	\$152,200	38.05	\$413,185	\$191,923	\$208,077	\$145,375	1.431	1,964	\$105.95	3.5742	1.75 STORY
77 015 99 0015 000	19850 WESTHILL ST	12/09/2021	03-ARM'S LENGTH	\$440,000	\$220,300	50.07	\$486,518	\$165,600	\$274,400	\$210,300	1.305	2,340	\$117.26	130.4803	QUAD/TRI LEVEL
77 035 99 0002 000	17966 BECK RD	09/15/2021	03-ARM'S LENGTH	\$248,000	\$95,300	38.43	\$253,501	\$107,903	\$140,097	\$95,662	1.465	1,740	\$80.52	6.8930	1.00 STORY
77 035 99 0012 001	46878 6 MILE RD	09/20/2022	.TI PARCEL ARM'S L	\$357,500	\$156,400	43.75	\$377,354	\$193,967	\$163,533	\$118,026	1.386	1,631	\$100.27	1.0002	1.00 STORY
<b>Totals:</b>				<b>\$2,364,500</b>	<b>\$1,004,700</b>		<b>\$2,433,940</b>		<b>\$1,240,830</b>	<b>\$904,813</b>			<b>\$98.83</b>		<b>2.4203</b>
						<b>Sale. Ratio =&gt;</b>	<b>42.49</b>			<b>E.C.F. =&gt;</b>	<b>1.371</b>	<b>Std. Deviation</b>		<b>0.118041066</b>	
						<b>Std. Dev. =&gt;</b>	<b>4.65</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.396</b>	<b>Ave. Variance:</b>		<b>29.2004</b>	<b>Coefficient of Var=&gt;</b> <b>20.92363016</b>

**W.End West End W of Sheldon and Beck-Ridge-Napier**

	2023	# of Sales	2024	Rec. ECF
0-50%	1.825	7	<b>0-50%</b> 1.902	1.902
51-100%	1.544	3	<b>51-100%</b> 1.639	1.639
Total		10		

**0 - 50%**

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	oor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
77 020 99 0006 000	47872 7 MILE RD	01/14/2021	03-ARM'S LENGTH	\$230,000	\$105,500	45.87	\$261,761	\$85,293	\$144,707	\$96,694	1.497	1,312	\$110.29	39.5274	1.00 STORY	\$78,062	45
77 025 99 0010 000	18819 RIDGE RD	12/30/2021	03-ARM'S LENGTH	\$540,000	\$232,000	42.96	\$547,461	\$168,691	\$371,309	\$207,545	1.789	2,667	\$139.22	10.2767	2.00 STORY	\$149,753	45
77 026 99 0011 000	8882 NAPIER RD	04/21/2022	03-ARM'S LENGTH	\$599,000	\$267,600	44.67	\$599,572	\$153,637	\$445,363	\$244,347	1.823	4,143	\$107.50	6.9154	BI-LEVEL	\$150,060	45
77 026 99 0013 702	8800 NAPIER RD	07/13/2022	03-ARM'S LENGTH	\$450,000	\$173,800	38.62	\$385,379	\$91,727	\$358,273	\$160,905	2.227	1,708	\$209.76	33.4792	1.75 STORY	\$82,410	45
77 028 99 0020 000	17191 RIDGE RD	08/19/2022	.TI PARCEL ARM'S L	\$400,000	\$156,100	39.03	\$352,212	\$151,033	\$248,967	\$110,235	2.259	1,540	\$161.67	36.6691	1.50 STORY	\$151,033	45
77 030 01 0003 000	49200 RIDGE CT	11/08/2021	03-ARM'S LENGTH	\$399,900	\$142,700	35.68	\$378,531	\$29,463	\$370,437	\$191,270	1.937	2,390	\$154.99	4.4903	1.75 STORY	\$24,805	45
77 072 99 0001 001	15857 RIDGE RD	01/29/2021	03-ARM'S LENGTH	\$172,500	\$65,700	38.09	\$182,054	\$26,911	\$145,589	\$85,009	1.713	1,148	\$126.82	17.9190	1.00 STORY	\$16,810	45
<b>Totals:</b>				<b>\$2,791,400</b>	<b>\$1,143,400</b>		<b>\$2,706,970</b>		<b>\$2,084,645</b>	<b>\$1,096,005</b>			<b>\$144.32</b>		<b>1.0219</b>		
						<b>Sale. Ratio =&gt;</b>	<b>40.96</b>			<b>E.C.F. =&gt;</b>	<b>1.902</b>	<b>Std. Deviation</b>		<b>0.274547631</b>			
						<b>Std. Dev. =&gt;</b>	<b>3.80</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.892</b>	<b>Ave. Variance</b>		<b>21.3253</b>	<b>Coefficient of Var=&gt;</b>	<b>11.27237271</b>	

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	oor Are	\$/Sq.Ft.	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
77 024 99 0001 003	49520 7 MILE RD	05/17/2022	03-ARM'S LENGTH	\$595,000	\$257,900	43.34	\$555,921	\$148,010	\$446,990	\$264,191	1.692	2,126	\$210.25	5.5769	1.75 STORY	\$148,010	59
77 024 99 0001 011	49770 7 MILE RD	05/26/2023	03-ARM'S LENGTH	\$695,000	\$282,300	40.62	\$630,067	\$61,142	\$633,858	\$368,474	1.720	1,981	\$319.97	8.4074	2.00 STORY	\$54,530	77
77 030 99 0018 006	18510 RIDGE RD	02/05/2021	03-ARM'S LENGTH	\$499,900	\$208,400	41.69	\$514,607	\$38,479	\$461,421	\$308,373	1.496	3,984	\$115.82	13.9843	1.75 STORY	\$36,080	51
<b>Totals:</b>				<b>\$1,789,900</b>	<b>\$748,600</b>		<b>\$1,700,595</b>		<b>\$1,542,269</b>	<b>\$941,038</b>			<b>\$215.35</b>		<b>0.2751</b>		
						<b>Sale. Ratio =&gt;</b>	<b>41.82</b>			<b>E.C.F. =&gt;</b>	<b>1.639</b>	<b>Std. Deviation</b>		<b>0.121931479</b>			
						<b>Std. Dev. =&gt;</b>	<b>1.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.636</b>	<b>Ave. Variance</b>		<b>9.3229</b>	<b>Coefficient of Var=&gt;</b>	<b>5.698038614</b>	